



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:07pm on May 5th, 2026. Bo Bowen, President, moderated the session.

II. ROLL CALL. The roll call was done by the secretary, Shauna Hardy. The following personnel were present:

Bo Bowen, President
Brett Taylor, Vice President
Shauna Hardy, Secretary
Laura Bailleul, Treasurer

III. READING & APPROVAL OF MINUTES. The minutes from the April 7th, 2026, meeting were approved and posted to the WHOA App, Facebook group and Website on May 4th, 2026.

IV. REPORTS OF OFFICERS

PRESIDENT –

Replacement of Removed/Diseased Trees – 127 Entrance

The Board discussed replacement of removed and diseased trees at the Highway 127 entrance near the four-way stop. Unique Landscaping will replant trees in open areas along Woodlands Boulevard on the Highway 127 side. The Board discussed selecting trees that are full, provide adequate coverage, and are durable enough to withstand weather conditions. A vote will be held on the specific tree selection. All Board members present voted in favor of proceeding with the project.

Phase 8 Park Update

The Phase 8 park plan has been finalized and will begin soon. The mailboxes for surrounding homes must be installed first; followed by the pavilion, then playground, complete landscaping, and then fence will be installed. Sprinklers will be installed in 2 zones, 1 for mailbox and pavilion area and second zone for grassy area by playground. The grass lot located adjacent to the proposed park area has been sold to the neighboring homeowner.

Welcome Committee

The Board discussed the status of the Welcome Committee and noted there has been no recent response regarding the project. The Board agreed to move forward with mailing welcome materials to new residents, potentially printing and mailing packets in batches of approximately 50 at a time.



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Moody Road Entrance

The Board discussed progress related to the future entrance at Moody Road. Tree clearing has begun in the area in preparation for development of the future entrance.

VICE PRESIDENT –

Playground Shade Structures

The Board discussed the ongoing shade structure project for the playgrounds. One quote has been received, and a second quote is expected prior to the meeting, as obtaining bids has proven more challenging than anticipated. The Board reviewed available quotes, including discussion of installation requirements and the anticipated lifespan of the structures. The Board agreed to obtain one additional quote and plans to contact a company that recently completed an installation at a local business.

Community Survey

A draft community survey has been distributed internally for review to confirm wording, clarity, and compatibility with email and spam filter systems. Feedback will be incorporated, and the survey is expected to be finalized and distributed this week. Survey results will be determined by majority vote and published to the community. The survey will remain open for a predetermined number of days. The Board also discussed verifying and updating the community email list. A notice will be posted on the HOA Facebook page encouraging residents to submit updated email addresses or verify the email currently on file with the Board.

Old Perry Pond / Fence Gap Issue

The Board followed up on a recent resident's email regarding the Old Perry pond area and the remaining access point between the newly installed fence and adjacent homeowner fencing. One option discussed included extending fencing across the end of the existing fence line while maintaining an approximate 2–3 foot gap above the drainage ditch to avoid impacting water flow and drainage while also making pedestrian access more difficult. The Board will contact affected homeowner and discuss.

Woodlands Sign – Old Perry Road Entrance

The Woodlands entrance sign located on the brick entrance at Old Perry Road has been repaired by an electrician and is now functioning properly.

SECRETARY –

- Laura and the Secretary will begin working on the next community newsletter. The



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newsletter will include important updates for residents, including the opening of assessment payments on September 1, 2026, upcoming board elections, and notice of the next quarterly HOA meeting scheduled for June.

- The Board discussed potential interest in an At-Large position from a neighbor with prior HOA board experience in a previous community. The proposed At-Large role could assist with coordinating and managing community committees.

TREASURER –

Financial Update

- All recent invoices have been uploaded, reviewed, and approved. Payments have been processed through Bill.com.

Account Balances

- Money Market Account: \$256,211.55
- Small Business Checking Account: \$485,842.69

2025 Liens

- There are currently five unpaid liens for Sanford Place and six unpaid liens for Woodlands of Houston. Payments are gradually being received following the distribution of reminder letters to affected residents.

2026 Outstanding Assessments

- Liens have been filed for all applicable accounts, with a total of seven residents affected.

HOA Phone Line

- The Board discussed obtaining a dedicated HOA phone line for the Treasurer to help reduce personal calls regarding HOA matters. This phone would serve as the official Woodlands of Houston HOA contact number.
- Google Voice was previously attempted but was not found to be effective. When the Treasurer is unavailable or out of town, another Board member will maintain access to the phone. All present voted in favor of moving forward.

At Large- No members serving at this time.

Committees-

Architectural Control Committee (ACC):



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- ACC status: Approved or addressed 13 home improvement requests, 5 in-work/pending additional information from the homeowner. Addressed 1 covenants violation with homeowners with 1 in work.

Grounds and Maintenance Committee:

- Anthony Dunn has volunteered to join the Grounds Maintenance Committee, however at least 1 more volunteer would really be helpful.
- Additional volunteers are needed ASAP (ideally 1–2 more members) to help run the committee as the process needs to begin within the next 50 days in order to meet all timelines; workload is manageable when shared as a team.

Updates:

- The pond located at Old Perry and Bob White is scheduled to be stained in the near future.
- Gutters have been installed at both pavilions to help address ongoing water issues.
- A cricket was installed at the Woodlands Boulevard pavilion fireplace on the roof to improve water runoff and drainage.
- The fence at the Misty Leaf Path park has been completed, with staining to occur at an appropriate later date. Stain will occur when wood is sufficiently dried.
- Fence replacement at the Woodlands Boulevard park is complete. Stain will occur when wood is sufficiently dried.
- Dog waste stations have been purchased and received and installation completed.
- The Board will contact the cleaning service provider to confirm a regular cleaning schedule, with a preference for Monday service following busy weekends and community events.
- The cleaning service provider will also be notified of the newly installed dog waste stations and will be responsible for maintaining the stations and replenishing waste bags.
- “We Do It Better Cleaning Services” has offered to assist with additional neighborhood cleaning projects, including park benches and the gas lanterns at the Old Perry entrance. They reached out to the Board directly and said they wanted to give something back to the community and asked what they could help with.
- Playground shading options are currently being researched for future implementation.
- Shrubs located at the front right side of the Woodlands Boulevard pavilion have been replaced as excessive water issues in the area have been resolved.
- Drainage concerns near the pavilion and mailbox area, where water pooling and a low spot have developed have been addressed.
- The Phase 8 pond located off Willowbrook near the construction entrance has been cleaned of debris and trash, mowed, and added to the landscape maintenance contract.
- The second Phase 8 pond is scheduled to be mowed within the next week and has also been added to the landscape maintenance contract.



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Election Committee: Matt Moorman volunteered to serve on the Election Committee. Joel responded that he is unable to participate. The Board noted that a minimum of two members, and preferably three or more, are needed to adequately staff the Election Committee.

New Business: None noted at this time.

Unfinished Business: None noted at this time.

Announcements: The next board meeting will be held at 6:00pm on June 2nd, 2026 with a Quarterly Zoom Meeting to follow at 7:15pm.

Adjournment: There being no further business, the meeting was duly adjourned at 7:57pm on April 7th, 2026 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Shauna Hardy

SHAUNA HARDY, Secretary
Woodlands Homeowners Association