

The Woodlands Property Owners Association, Inc. (WPOA)
Annual Meeting Minutes
June 5, 2025

Time: Meeting began at 7:00 p.m.

Place: Via Zoom

Members Present: votes represented

Owners Present: Back, Bartley, Berongi, Brinson, Capurro, Clarke, Dyson, Faires, Franchi, Gary, Gonzalez, Hazen, Long, Loy, Moon, Peck, Scibek, Tedeski, Wells

Counted by Proxy: Lloyd

Welcome and Opening – Bruce Clarke, WPOA Board President

Quorum - A quorum was established as 23 votes were represented and the meeting was called to order. Clarke opened the meeting by sharing that the Berongi's will be leaving the community and that they will be greatly missed. Other highlights of the opening comments included the neighborhood's "bonding experience" following Hurricane Helene, thanking the current Board for its efforts and announcing that the WPOA would have its first annual assessment increase in 5 years.

Architectural Review Committee Report – Kevin Dyson, WPOA Board Vice-President
ARC

Dyson thanked the property owners for their support of the ARC process as well as Berongi and Gonzalez for their diligent work on the ARC. Noting that Berongi will be departing, the ARC will be looking for a replacement. The ARC reviewed 10 requests in the past year including requests for tree removal, generator installation, storage building, driveway enhancement, a firepit and some landscaping projects. Dyson noted that some of the requests did not technically require a review but appreciated making the ARC aware. Also noted that even when trees that don't require a formal review are being removed, that making the ARC of such actions is appreciated from an awareness viewpoint.

Website Report – Stan Faires WPOA Board Secretary

Faires updated the community on the continued use of the website as a communication tool, this year expanding its use to include Hurricane Helene aftermath updates and Winter Road Condition notifications for homeowners. Property owners were encouraged to update their contact information and expand it to include other members of their household so that all community communications are received. Clarke added that the website is also where property owners can review Board decisions, interpretations and updates to the contractor list.

Treasurer's Report and Budget Review - Bobby Moon, WPOA Board Treasurer

Moon reported on the status of the communities financial standing, including the projected finances for the 2025 Year End versus the 2025 Budget, along with the anticipated financial data for Year End 2026. With an increase of \$150 per lot (from \$600 to \$750 annually), and

including expected road repair costs of \$52740, increased landscaping and snow removal and other costs, a balance of \$16984 for Year End 2026 was approved by the Board of Directors.

Operations Report – John Gary, WPOA Vice President – Operations

Gary provided an overview of the “operations” activities which includes coordinating road repairs, snow removal and landscaping actions, as well as distributing mailbox keys when needed. Also noted was the use of the website’s email system for updating winter road conditions and efforts to standardize the operations function to benefits future Board members taking on the Operations role.

Paving Needs, Projections and Budget Explanation – Clarke/Gary

Clarke opened by describing the Board’s actions and discussion regarding maintaining and repairing the community roads. This expense will always be the major cost for the community, so the Board has worked toward developing processes for assessing the roads conditions as well as budgeting and making repairs on a proactive basis so as to avoid unexpected assessments for property owners.

Gary described the internal assessment conducted by the Board that was subsequently reviewed by a paving contractor (Shatley). The internal assessment determined 5 areas needing repair with quotes obtained for the 4 areas (one area on Bobcat, and three areas on Woodland Ridge). A quote has not yet been received for the 5th area – Raccoon Ridge.

The topic was open for discussion and several questions were raised, including the timing of the Raccoon Ridge repair, the need for possible repair on Coyote and whether the increase in the annual due was sufficient. The Board will follow up on these questions.

2025-26 Budget – Clarke

Clarke provided a recap of the 2025-26 budget including the road repair costs and the strategy of “building the kitty” for future repairs. The need for a mirror for safely exiting Jake Blackburn onto Highway 16 was raised and supported by the property owners. Gary will follow up on this issue as part of Operations. Approval (county) will need to be obtained.

June 30, 2026, is the deadline for all property owners to submit their annual dues payment. Payments are to be made to The Woodlands POA and sent to Bobby Moon, WPOA Treasurer.

Election of 2025-26 Board Members - Faires

Faires reviewed the primary requirement of The Woodlands By-Laws for electing a Board of Directors (annual elections for one-year terms).

The following slate of property owners was presented to the WPOA for election: Kevin Dyson, Stan Faires, John Gary, Bobby Moon, and Robyn Peck. With no other property owner requesting to be added to the list of candidates, the presented slate was approved unanimously by acclimation by the property owners.

The newly elected Board will meet to select its officers for the 2025-26 year with the decision shared with all the property owners via a community website email.

2025 Annual Celebration Announcement – Clarke

Clarke announce the communities annual celebration will be held at The Old Barn Winery on July 5, 2025 from 2-6pm and encouraged all property owners to attend. The event will be announced to all property owners via a community email

With no further issues raised, the meeting was adjourned at 7:52 pm.

Minutes Prepared By: Faires

Minutes Approved By: Board Review

Date Approved: July 22, 2025

Secretary Signature: Stanley C Faires