

Woodland Hills Homeowners Association
Board of Directors Meeting Minutes
3:15 P.M. March 25, 2025
College Station Fire Dept #5
(1601 William D Fitch, College Station, TX 77845)

1. Call to order/Roll call – Meeting called to order by Cheryl Sheldon at 3:16pm. Members in attendance: Board Members Cheryl Sheldon, Jamie Prejean, Vanessa Ferguson, Misti Moser, Dominique Lord. Others in attendance: Tiffany York, CMCA, AMS – Association Manager, Association Services BCS.
2. Minutes from Previous Meeting – November 2024 minutes were sent out and approved via email.
3. New Business
 - a. Board of Director Officer Positions – MM motioned the following slate, seconded by VF: CS – President, DL – Vice President, VF – Treasurer, MM – Secretary, JP – Director at Large. Motion passed.
 - b. Other New Business – N/A
4. Closed Executive Session*
 - a. A/R Aging - Accounts Receivable – Discussion only.
 - b. Legal Matters - Discussion & Possible Action – Two owners submitted ARC appeals regarding violations of the restrictive covenants. Motion made to grant partial variances and require modifications to address the remaining violations in order to bring the properties into compliance. Motion seconded. Motion passed.
5. Adjourn – Motion to adjourn by MM at 4:07pm, seconded by JP. Motion passed.

*Per Section 209.0051.(c) - ...closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties.