

**Woodland Hills Homeowners Association Board  
of Directors Meeting Agenda**

6:00 P.M. July 15, 2025

College Station Fire Dept #5

(1601 William D Fitch, College Station, TX 77845)

This meeting will consist of an executive session.

Homeowners are invited to attend the open portion of this meeting. (est. 6:00pm - 6:30pm)

The closed portion of the meeting is not open to the general membership. (est. 6:30pm -7:00pm)

1. Call to order/Roll call- Meeting called to order by President Cheryl Sheldon at 6:13pm. Members in attendance: President Cheryl Sheldon, Vice-President Dominique Lord, Secretary Misti Moser, Treasurer Vanessa Ferguson. Others present: Tiffany York, CMCA, AMS- Association Manager, Association Services BCS; Beth Bondurant, Michelle & Blaine Bungler, Morgan & Dana Mitchell, Joan Clark, HOA Members. Joan excused herself prior to start of meeting.
2. Old Business:
  - a. Approval of Minutes - Minutes for 3/25 & 5/15 were approved via email on June 16, 2025.
  - b. Fence Repair & Funding- Discussion only. A special assessment vote was conducted on June 26, 2025. Results: 23 votes received (21 in favor, 2 opposed). Board discussed sending a reminder email to remaining homeowners. It was confirmed that the fences along the boulevard and Fitch are HOA common area responsibility.
  - c. CCR Updates - The Association's attorney is finalizing the proposed revisions to the CCRs. A 2/3 vote of the community will be required for approval. Final revisions are expected towards the end of July, after which the Board will distribute options for member vote. Electronic voting is being considered for ease of homeowner participation.
3. New Business
  - a. Community Events - Tabled for further discussion.
4. Closed Executive Session\*
  - a. A/R Aging- Accounts Receivable - Discussion only.
  - b. Violations - Discussion only.
  - c. Legal Matters- Discussion Only.

The Board reviewed delinquent accounts and collection actions. Ongoing violations were discussed, and enforcement actions were considered. Legal updates and pending matters were reviewed.

5. Adjourn - Next Board Meeting TBD. Meeting adjourned at 7:04pm.

\*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.