

Woodland Hills Homeowners Association  
Board of Directors Meeting Minutes  
3:15 P.M. August 5, 2025  
Association Services BCS Office  
(1701 Southwest Pkwy, Ste 209, College Station, TX 77840)

**This meeting will consist of an executive session.**

Homeowners are invited to attend the open portion of this meeting.

(est. 3:15pm – 3:45pm)

The closed portion of the meeting is not open to the general membership.

(est. 3:45pm -4:30pm)

1. Call to order/Roll call – Meeting called to order at 3:24pm by President Cheryl Sheldon. Board Members present: President Cheryl Sheldon, Vice President Dominique Lord, Treasurer Vanessa Ferguson (phone), Secretary Misti Moser, and Member-at-Large Jamie Prejean (phone). Others present: Tiffany York, CMCA, AMS – Association Manager, Association Services BCS, Joan Clark (phone), Sonja Patterson
2. Approval of Minutes – July 15, 2025 meeting minutes were reviewed. Motioned to approve minutes by CS, seconded by MM. Motion passed.
3. Old Business:
  - a. Fence Repair & Funding – Discussion. Vote results were reviewed (23 in favor, 3 opposed), which did not meet the required majority. VF motioned not to extend the voting deadline; seconded by CS. Motion passed. CS motioned to table the fence repair discussion until additional information is available regarding insurance and remaining funds for repairs. Misti seconded.
4. Other Business:
  - a. Insurance Discussion only. Insurance policies are changing and premiums are increasing more than 50% due to ongoing legal matters.
  - b. Guest Forum. Discussion only. Homeowner asked question re: 2025 assessment increase. The budget was discussed and homeowners' question answered.
5. Closed Executive Session\*
  - a. Legal Matters – Discussion only.
6. Adjourn – Next Board Meeting: TBD. Motion to adjourn made by CS, seconded by DL. 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.