

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

Date: October 16, 2025

Time: 3:15 p.m.

Location: College Station Fire Station #5

1. Call to Order

The meeting was called to order at 3:21 p.m. by President Cheryl Sheldon.

2. Roll Call

Directors Present:

Cheryl Sheldon, President; Dominique Lord, Vice President; Vanessa Ferguson, Treasurer; Misti Moser, Secretary; Jamie Prejean, Director at Large (via phone)

Directors Absent:

N/A

Others Present:

Tiffany York, CMCA, AMS, Association Manager, Association Services BCS; Joan Clark, HOA Member (via ZOOM)

A quorum of the Board of Directors was established.

3. Approval of Minutes

Motion: To approve the Board Meeting Minutes from August 5, 2025.

Motion by: VF

Seconded by: CS

Result: Motion passed unanimously.

4. Old Business

No old business brought forward.

5. New Business

Insurance

The Board reviewed insurance renewals. Two prior carriers declined renewal due to legal matters. New coverage was secured with an increase from approximately \$7,000 to \$13,000 annually.

Motion: To approve the proposed insurance policies and authorize payment in full.

Motion by: VF

Seconded by: DL

Result: Motion passed unanimously.

Treasurer's Report & Budget FY26 Discussion

The Treasurer reviewed 2025 financials. The Board discussed the need for an assessment increase due to rising insurance costs. No action taken.

Halloween Event

Plans for the Halloween event were reviewed including flyer distribution, candy purchases, costume contests, and prizes. Donations received from board members DL & MM and Association Services BCS.

Community Garage Sale

The Board discussed a joint garage sale with neighboring communities scheduled for April 11.

6. Other New Business

Welcome Committee

MM volunteered to lead the Welcome Committee and coordinate welcome materials for new homeowners.

Homeowner Forum

JC asked about fence repairs and Zoom meeting costs. TY (Association Mgr) confirmed no additional cost for Zoom and provided project clarification.

7. Next Meeting

December 9, 2025 at 3:00 p.m. at College Station Fire Station #5.

8. Adjournment

The open session portion of meeting was adjourned at 3:50 p.m.

9. Executive Session

The Board entered executive session to discuss legal matters, fines, and finances.

Executive session adjourned at 4:15 p.m.