

**The Woodlands Property Owners Association, Inc. (WPOA)**

**Board of Directors Meeting Minutes**

**June 5, 2024**

Time: 5:30pm

Place: Zoom

Members Present: Clarke, Dyson, Faires, Gary, Moon

Summary: - This was the second meeting of the Board elected at the 2024 annual meeting.

**MINUTES**

**Call to Order**

Quorum Declared Present

**Meeting Minutes Approval**

Prior to the meeting, Faires had distributed draft minutes from both the 2024 Property Owners Meeting as well as the first meeting of the newly elected Board that followed and made the motion that they be approved. The minutes, as drafted, were unanimously approved by the Board.

**New Business**

The main purpose of this meeting was to review and discuss a property owner's request to install a small premanufactured outbuilding. The Board discussed and approved the installation of a building not to exceed (<12'x12') provided that it closely matches that of the existing home, (i.e., the outbuilding's pitch is increased, includes a metal roof of the same color and includes an eave, the siding is of a similar width profile and stained to match the house, and the sides visible from the roadside are landscaped). A motion was made to approve based on these provisions and was approved unanimously.

Additionally, the Board felt it was important that approval of such an outbuilding was based on its relatively small size and that any outbuilding larger than the proposed one would need to closely adhere to the covenant's construction requirements. A Board of Director's Interpretation will be prepared to clarify so that any future requests will be consistently implemented.

**Action Items:**

Dyson will prepare a draft response to the property owner outlining the provisions required for approval and share with all Board members.

Clarke will prepare a Board of Director's Interpretation and share with all Board members for review and approval.

**Old Business**

Moon updated the Board on the proposal to install electric lights (3 – 6" can lights) at the entry sign to the property. One quote has been received thus far (~\$2200) and a second quote is

expected within the next week. The second quote is from an electrician that has done quality work for several homeowners in The Woodlands and a motion and seconded to go with this electrician if the quote was close to the first one. A vote was taken, and the motion passed, 4-1, with Faires voting No, feeling that based on the cost, using solar lights is sufficient.

**Meeting Adjournment**

The meeting adjourned at: 6:10 pm.

Minutes Prepared By: Faires

Minutes Approved By: The Board

Date: 9/10/24

Secretary Signature: Stanley C Faires