

# The Woodlands HOA meeting

December 11, 2025 - 6:30-7:15 pm

## Overview

The HOA meeting began with the approval of previous meeting minutes and financial reports, noting no delinquent accounts and a balance of \$13,744.02 in the checking account and \$40,139.68 in savings. The main discussion focused on the community painting project, with Blue Wave as the selected contractor. Homeowners can choose to use Blue Wave or paint themselves by June 30, 2024. The group voted on color options, favoring lighter gray and dark gray for the house and trim, with additional door color options. The meeting also addressed parking issues, noise complaints, and the implementation of new towing services for community enforcement.

## Action Items

- Homeowners are to submit the paint project commitment form by February 15 to indicate whether they will use Blue Wave or paint themselves.
- Board to communicate the painting schedule and process details to the community as the project gets closer.
- Board to address any specific homeowner concerns about protecting items like gutter screens during the painting process.

## Outline

### Meeting Call to Order and Attendance Confirmation

- Danielle calls the meeting to order at 6:30 PM, noting that Joe is absent and Alyssa is present virtually via Zoom.
- Michelle confirms the notice of the meeting and asks for any questions on the previous meeting minutes.
- Peter confirms that copies of the previous meeting minutes are available.
- A motion to approve the minutes is made and seconded, and the motion is approved.

## **Officer Reports and Financial Update**

- Peter reports from the treasurer's standpoint, stating no delinquent accounts and current balances in the checking and money market accounts.
- Michelle and Danielle both report having no new updates or reports.
- Danielle moves on to old business, with Peter reporting on the community mulching project completed by the landscape company.

## **New Business: Painting Project Discussion**

- Peter introduces the main topic of new business: the color discussion for the painting project, and outlines the proposed timeline for the painting project and the pricing from the selected paint contractor, Blue Wave.
- Peter explains the options for homeowners to either use Blue Wave or paint themselves, with a deadline for decisions by February 15.
- Michelle adds that Blue Wave will also handle pressure washing, filling cracks, and minor repairs before painting.

## **Color Options and Voting Process**

- Peter presents various color options for the stucco, trim, and door colors, emphasizing a modern and neutral color scheme.
- Michelle and Peter discuss the importance of choosing colors that complement the red roof and avoid yellow-brown tones.
- Peter explains the process of voting on the top two color options, with the goal of finalizing the community's preferred colors.
- The group votes on the color options, with a clear preference for the lighter gray and dark gray options.

## **ARB and Fine Committee Updates**

- Peter and Camille discuss the ARB process and the approval of a door design for a specific house.
- Peter explains the changes in the ARB process and the importance of following the new procedures.
- Danielle and Peter discuss the fine committee's current status and any updates from the committee.

## **Enforcement of Community Rules and Parking Issues**

- Homeowner raises concerns about noise from neighboring parties and the enforcement of community rules.
- Peter explains the process of contacting the police and the potential escalation to a city commission meeting for persistent noise issues.
- Peter and Michelle discuss the enforcement of parking rules, including the use of towing services for violations.
- The group considers potential solutions for parking issues, such as painting no-parking zones and adding guest parking spots.

## **Meeting Conclusion and Next Steps**

- Peter outlines the next steps for the painting project, including the timeline and payment process.
- The group discusses the importance of communication and cooperation in addressing community issues.
- Speaker 1 confirms the plan to email the painting project form to homeowners by January 15.
- The meeting is adjourned with a motion to close the meeting, and thanks are given to Alyssa for her participation.