

**MINUTES**  
**ANNUAL MEETING OF WOODLANDS HOA**  
**FEBRUARY 22, 2026**

Tammy Freeman, President, opened meeting @ 5:27pm.

Ms. Freeman let everyone know copies of the neighborhood bylaws and restrictions were in the back of the room.

**Approval of Minutes**

A motion was made to approve and skip the reading of minutes from last year's meeting, per Councilman Moak's suggestion.

Motion passed without objection.

**Agenda**

A motion was made to amend the order of items on the agenda to hold the elections after Councilman Moak on the agenda.

Motion by David Fougrousse, seconded by Sandee Winchell

Ms. Freeman and April Ziffer objected to changing the order, and Ms. Freeman tried to proceed with the agenda. Point of order was made by Ms. Winchell that a motion had been made and seconded and could not be ignored. Councilman Moak confirmed this information. Discussion on the motion ensued.

Craig Winchell stated from experience that elections take considerable time and holding them at the end of the agenda would make the meeting last long after the scheduled ending time, especially since the meeting started late.

Ms. Freeman and Ms. Ziffer stated that the agenda had been sent out the previous evening, and some people may be coming late.

Discussion continued for about 15-20 minutes. Someone asked if the body had to vote on the motion and Councilman Moak said the only other option was for the motion to be withdrawn. Mr. Fougrousse said he had no intention of withdrawing his motion.

The motion to change the agenda was approved 24-15, and the election was moved up on the agenda.

**Councilman Aaron Moak**

Councilman Moak gave his background and talked about what's going in the area, i.e., three phases of Old Hammond widening and sidewalks, new street lighting Gloria/Ponderosa, 2 subdivisions off Choctaw, N. Flannery.

Requests for road repairs in our neighborhood need to be communicated to Councilman Moak. He will also see about adding caution or "slow" signs for Woodwick. Talked about the power issue for some of the streetlights in our neighborhood and said repairs are in process.

Mr. Fougrousse brought up the homeless living in the lot at the corner of Riverdale and O'Neal. Councilman Moak will check it out. The HOA needs to send him the information.

Councilman Aaron Moak can be reached at [amoak@brla.gov](mailto:amoak@brla.gov). His cell number is 225.324.6008.

Councilman Moak also informed us of his idea for the revitalization of the YMCA (currently for sale). He envisions a community center for records/services, reopen gym portion, collaborate with BREC for community park in back of Y, indoor pool to be used for school swim competitions and space where outdoor pool was, would be used for tennis and pickleball courts.

### **Election of Board of Directors**

Ms. Freeman stated that Ms. Ziffer was going to facilitate the elections.

### **President**

Two individuals had already announced their candidacy for president: Tammy Freeman and Maureen Bowyer.

Nominations were opened from the Floor.

Nominations were closed for president and speeches were given by both candidates.

The Floor was opened for questions in a debate-style format.

Marshal Fair asked about plans for collecting dues.

Ms. Freeman: collected 71% last year and already at 60% for 2026; reaching out to owners of rentals, walking the neighborhood and knocking on doors

Ms. Bowyer: being more engaged with neighbors; letting them see where the money is going; door to door; activities for neighborhood, email, asking neighbors to help spread the word about dues, communicating the HOA dues to realtors.

Christy Jenkins asked about plan for cost of dues (\$50 or more)?

Ms. Freeman: no need for increase

Ms. Bowyer: if everyone would pay, the amount could decrease but would like to use money for beautification of the subdivision entrances.

Mr. Winchell asked what changes need to be made to update the bylaws.

Ms. Bowyer: open voting for those who cannot attend meeting

Ms. Freeman: add deadline to send out agenda (72 hours); add notation for secretary or VP to be second signature; Architectural Control Committee should be selected differently; get up to speed with electronic voting

Sandra Sanders, who is new to the neighborhood and was not informed of dues or guidelines, asked what the plans are to advise others new to The Woodlands?

Ms. Freeman : has been reaching out to realtors; emailing with title companies; suggest welcome packets for new neighbors with the information and printed newsletter

Ms. Bowyer : word of mouth; work with Board of Realtors

Written ballots were collected for President. Ms. Freeman asked for assistance with counting. Mr. Fair and Calvin Moore volunteered. (While the votes were tallied, nominations for VP, secretary, treasurer and members at large were taken from the Floor.)

Maureen Bowyer was elected HOA President.

### **Vice-President**

Nell Passman had previously announced her candidacy.

Ms. Bowyer nominated Sandee Winchell from the Floor. Barbara Bucklin seconded the nomination.

Ms. Ziffer nominated Tammy Freeman from the Floor for VP.

Nell Passman withdrew from running for VP.

Ms. Freeman and Ms. Winchell gave speeches for the position of VP.

Sandee Winchell was elected Vice-President.

### **Secretary**

Judith Jackson has previously announced her candidacy.

Ms. Winchell nominated Barbara Bucklin from the floor.

Ms. Ziffer nominated Tammy Freeman

Ms. Bucklin gave a speech for the position of Secretary.

Ms. Jackson was not present.

Barbara Bucklin was elected Secretary for the HOA.

### **Treasurer**

April Ziffer had previously announced her candidacy.

Tameka Martin nominated Patti Jo Fougrousse from the Floor.

Ms. Fougrousse and Ms. Ziffer gave speeches for the position of Treasurer.

Patti Jo Fougrousse was elected Treasurer for the HOA.

### **Members at Large**

Ruth Moore, Lindsay Allen, and Eddie Jeansonne had previously announced their candidacy.

Nominations for Members at Large made from the Floor include:

Tameka Martin

Cory LeSaicherre

Gilbert Vallain

Tammy Freeman

April Ziffer

Members at Large elected were :

Eddie Jeansonne

Kamila Fair

Tameka Martin

Cory LeSaicherre

Lindsay Allen

Ms. Ziffer asked if the attendees would like to hear the President's report or have discussion about it. It was answered negatively.

Ms. Ziffer asked if the attendees would like to hear the Treasurer's report, or have discussion about it. It was answered negatively.

Ms. Ziffer asked if the attendees would like to hear the reports of the various committees, or have discussion about it. It was answered negatively.

Meeting was adjourned at approximately 8:15 pm.