

The Woodlands Board Agenda/Minutes

Monday February 9, 2026

Meeting will be virtual via ZOOM

Meeting ID: 868 5775 6898

Passcode: 907194

Call to Order 6:31pm

Motion to approve agenda Mike L, 2nd Joe K, Unanimous

Attorney Report

attached!

Annual Budget

3% Increase

Reviewed 2025 accomplishments

Goals for 2026

Proxy Count

211

Board Nominees term ending February 2029

Jurga Tautkute - 211 votes

Michael Styke - 211 votes

Amya Dorsey - 211 votes

7 pm Meeting adjourned

Next Meeting Dates:

Exec Session Feb 9th 7:30pm

Officer Selection

Briane L - Pres Mike Nom Joe 2nd

Mike L - VP Brad Nom Joe 2nd

Brad L - Treas Mike Nom Joe 2nd

Val S - Sec Mike Nom Joe 2nd

Meeting adjourned 7:45pm

Board Meeting Mar 11th 12:30pm

Appeals March 19 1pm (Bill Chair, Joe, Val)

February 9, 2026
THE WOODLANDS ANNUAL MEETING

Lawyer Report

Voting Rights Suspended: 83 (14%)

Quorum: 50 votes cast in person or by proxy

Collection action continues to be pursued against delinquent owners. The Woodlands' strategy with collections continues to be to reverse the culture of owners treating The Woodlands as a low priority of payment. To this end, collection is being pursued against owners at a progressively lower rate, with foreclosure actions against owners with lower delinquency rates than in previous years.

This year 83 (14%) owners were delinquent in payment of condominium fees as of January 31, 2026, and these owners' voting rights are suspended. This represents a lower amount than last year, and one of the lowest delinquencies as of the time of an Annual Meeting. Collection will continue against those owners whose accounts remain seriously delinquent. Payment plans are no longer allowed as a means of avoiding commencement of formal collection actions.

The Woodlands has sold all of the units it owns, except the office. The value of units has improved significantly. Most units that have gone to Sheriff's Sale are now selling to third-party bidders instead of reverting to The Woodlands because the bid is close to, and sometimes in excess of, what is owed to The Woodlands. Conventional sales of units have continued at a historically high price.

With the substantial increase in the value of units, the probability of collection of delinquent accounts improves as there is increased equity that unit owners want to preserve.

We continue to work to collect delinquent fees and reduce the delinquency so that money the association needs for association expenses is available.

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2026 BUDGET

DESCRIPTION	2025 BUDGET	PROJECTED 12/31/26	2026 BUDGET
INCOME			
ASSOCIATION FEES	1,757,583	1,709,254	1,802,028
PAST DUE INTEREST	21,000	30,467	24,000
COLLECTION COSTS	40,000	24,735	35,000
MISCELLANEOUS	30,700	33,356	31,100
UNIT SALES,RENTS,LAND CONTRACTS	80,000	0	60,000
TOTAL INCOME	1,929,283	1,797,812	1,952,128
OTHER INCOME:			
INTEREST	20,000	39,237	20,000
CAPITAL RESERVE CONTR.	625,000	687,603	420,000
INSURANCE INCOME/INSURANCE PROCEEDS	0	296,962	0
OPERATING RESERVE CONTR.	0	132,000	0
TOTAL INCOME	2,574,283	2,953,614	2,392,128
EXPENSES			
STAFF/ADMINISTRATIVE EXP.			
STAFF	345,000	352,633	407,000
TEMP. HELP	30,000	34,614	0
CONTRACTED MGT EXPENSES	154,000	155,913	185,200
ADMINISTRATIVE/OFFICE EXP	45,783	33,151	42,928
TAXES-INCOME/PERS. PROP.	15,000	0	10,000
INSURANCE/INSURANCE CLAIMS	0	273,968	0
TOTAL ADMINISTRATIVE EXP.	589,783	850,279	645,128
UTILITIES			
W&S/GAS/ELECTRIC	186,500	184,060	196,000
TOTAL UTILITIES	186,500	184,060	196,000
MAINTENANCE SERVICE			
MAINT/REPAIRS/SUPPLIES	456,000	287,796	367,000
GROUNDS	175,000	391,646	302,000
TOTAL MAINT/REPAIRS	631,000	679,442	669,000
ASSOC. OWNED UNIT EXP.			
ASSOC. OWNED UNIT EXP.-OPERATING	10,000	129,463	10,000
TOTAL ASSOC. UNIT EXP.	10,000	129,463	10,000
RESERVES & BAD DEBT			
BAD DEBT EXPENSE (1)	0	0	0
OPERATING RESERVE	12,000	12,000	12,000
CAPITAL RESERVE	500,000	500,000	420,000
RESERVE STUDY UPDATE	0	0	0
TOTAL RESERVES, INSURANCE & BAD DEBT	512,000	512,000	432,000
TOTAL OPERATING EXPENSES	1,929,283	2,355,244	1,952,128
CAPITAL IMPROVEMENTS	500,000	687,603	420,000

2025 Accomplishments

- Woodlands Patrol put in place
- Removal of large trees
 - Reduced leaves in gutters
 - Reduced animal and rodent access to buildings
 - Reduces root damage to foundations of buildings
- Shrub Removal
 - Allows for applying soil around building perimeter to help control drainage
 - Reduce trash buildup around buildings
 - Reduce rodent habitat around buildings
 - Improve resident safety by limiting areas for hiding
- Applied Soil to front of building to pitch water away from foundations
- Removed unauthorized landscaping materials around building perimeter (bricks, stone, edging, decorations, etc.)
- Repave 2 parking lots and repaint parking locations
- Sealcoat and Restripe all parking lots
- Repaired 3 different basement foundations
- Improve office staff/ operations
- Repaired maintenance shed (roof, siding, and gutters)
- Improved process to identify unscreened tenants
- Improved and enforced vetting processes
- Reintroduced community/ church events in common area
- Enforced pet rules (breeds i.e. pit bulls, Dobermans etc.)
- Begin the process of updating office
- Identified and professionally destroyed outdated paperwork and files
- Refiled all pertinent documents
- Reroofed 3 buildings (shingles and decking)
- Repaired several roof leaks as needed
- Boulder placed around ground to prevent cars parking in restricted areas
- Stump grinding, soil, and seed.
- Began clearing front stoops to adhere to The Woodlands rules
- Started implementation of grounds crew tracking system
- Updated clock in/out system for ground crew
- Plumbing
- Streamline extermination for roaches and rodents

2026 Goals

- Digitalize all existing records
- Continue to update all current records
- Digitalize background checks/ vetting processes
- Enforce storm door compliance
- Reroof minimum of 4 roofs
- Continue woodlands patrols
- Continue removal of large trees and shrubs
- Continue to add more soil to front of building to pitch water away from foundations
- Continue to remove unauthorized landscaping materials around building perimeter
- Sealcoat and Restripe all parking lots
- Continue to repair basement foundations
- Continuing improving office staff/ operations
- Continue identifying unscreened tenants
- Continue community/ church events in common area
- Continue to enforce pet rules (breeds i.e. pit bulls, Dobermans etc.)
- Continue updating office
- Continue identifying and professionally destroying outdated paperwork and files
- Continue to maintain organized documentation processes
- Continue to reroof 3 buildings (shingles and decking)
- Continue to repair roof leaks as needed
- Boulder placed around ground to prevent cars parking in restricted areas
- Stump grinding, soil, and seed.
- Continue to utilize grounds crew tracking system and clock in/out procedure
- Address plumbing/ pipe issues and discuss solutions
- Lower costs for landscape maintenance
- Revamping "Ground Crew" including job descriptions
- Continue streamlining extermination

3 Year Landscape Improvement Plan

- Continue large tree removal
- Continue shrub removal
- Continue placing boulders to protect landscaping
- Plant basic, low maintenance shrubs at selected locations