

The Woods Garden Club Annual Meeting Meeting Minutes

January 27, 2022—7:00 PM

I. Call to order

President Donna Dozier called the Annual Meeting to order at 7:02. The meeting was held at the Galilee Room at Green Acres Crosswalk Conference Center.

II. Approval of Minutes

After circulating copies of the minutes of the Annual Meeting from January 28, 2021, a motion was made by Eli Crow and seconded by Terry Doyle to accept the Meeting Minutes as written. The motion passed unanimously and the Meeting Minutes for 2021 were approved.

III. Introduction of 2021 Board Members

Board members for 2021 were presented by Donna Dozier. Richard Patteson, Vice President, Eli Crow, Treasurer, and Secretary Ron Stutes were present. Russell Williams and Ken Wheeler, Jr. were also present.

A. Support Staff

The support staff was introduced, including Dawn Smith, who is our Certified Property Manager, with East Texas Community Management. Our webmaster is Steve Fitzgerald. Our insurance agent is Linda Rowe with State Farm. Doug Stapleton with Whitehouse Pools takes care of our pool, and Kenneth Edwards, owner of Edwards Lawn Care, is our landscaper.

B. Pool Committee

The Pool Committee was introduced. John Serio serves as the chairman, and the members of the pool committee are James Sheridan, Gordy Widman, and Israel June Lucion.

C. Architectural Control Committee

Ken Wheeler, Jr. handles the Architectural Control Committee work and is our liaison with our landscaper and with Tru Green.

IV. Financial Report

Dawn Smith, our property manager with East Texas Community Management, presented our financial report. She reported that our current assets are as follows: the operating (checking) account currently has \$22,602.98; the Savings account has \$98,470.12; for a total of \$121,073.12. The 2021 total assets amounted to \$98,403.76.

Dawn reports our 2021 expenses were as follows: administrative costs were \$7,993.64; landscaping costs were \$77,512.53; pool expenses amounted to \$15,084.02; "Other," which includes items like our property taxes, amounted to \$9,957.22; and utilities amounted to \$17,254.25. Our budgeted amount was \$150,935 for 2021 and we spent \$145,377.22 which means we were under budget by \$5,557.78. We had a special projects cost for the Pool Key Cards/Gate System that amounted to \$10,300.

V. 2021 Year in Review

Donna reported on notable events of the year 2021 in and around our neighborhood. We had significant (five-plus inches) of snowfall in January that caused our landscaper to have to make five trips to the landfill, with his trailer loaded with debris that fell on our greenbelts.

In February, Winter Storm Uri arrived with record-cold temperatures, snow, and ice. ERCOT, which operates the power grid in Texas, failed monumentally! There were lengthy power outages and record cold temperatures that left Tyler reaching 6 degrees below zero during this time. Our residents had to deal with the power outages as well as thousands of dollars of property damage, from broken pipes or ruined pool equipment to all sorts of other issues.

Our HOA lost a lot of limbs, branches, shrubs, and some trees, which had to be removed. We also had to replace the pool's pump, which was damaged in the ice storm.

When spring finally arrived, the daffodils we'd planted in November of last year survived and pushed up through that pine straw! Even so, there were still reminders of the cold, with shrubbery that had to be removed and broken limbs and branches on our greenbelt.

Our pool opened in May of 2021. We purchased ten new pool chairs and delivered them in time for the Splash Party.

We learned that the Toll 49 project has been delayed again because of Covid. The North East Texas Regional Mobility Association are still planning to extend Toll 49 from State Highway 110 to US Highway 271, but it is delayed.

Donna reported that the board wanted to do something extra-special for the Splash Party, since we didn't get to have one in 2020. So, we got a BBQ food truck to come, and provided our residents with a free BBQ lunch. Crutcher and Hartley co-sponsored this event, and provided the water slide for the kids.

On June 18th, the new key card system was installed at our pool area. There are battery back-ups, in case of power or internet outages. So far there have been about 130 keys issued, with more remaining to be issued for the upcoming season.

Donna detailed a visit to our regular board meeting in August by Councilmember Westbrook, telling the crowd about a Stormwater Drainage Study that had been completed, which was primarily done to evaluate the impact the huge volume of water caused when it hit Storey Lake from the heavy rains in the spring. The nine-inch rainfall caused damage to the roadway on Old Bascom when the water flowed out of Storey Lake when the dam broke. Mr. Westbrook said it will be a very costly repair to get Storey Lake reconstructed.

The board learned that the City is using the recent Census to know that Tyler has a population of 112,000 people. There are another 100,000 within the rest of Smith County. There have been meetings to discuss redistricting.

Our Councilman also told us that once the 55-plus Retirement Community is completed, Calloway Road will be completely rebuilt and will become a four-lane street.

Mr. Westbrook told us that the sinkhole at Brookview Court and Woods Blvd is going to be filled by the City with a sophisticated filler process that should permanently fix that problem.

In August, our landscaper let us know about the appearance of a sinkhole on our greenbelt, near the “green towers.” (Between Flagstone and Woods Blvd) Kenneth blocked it off for us, until the City could come look at it. It turns out that area was an old reservoir many years ago. The specific sink hole that opened up was once a transmission line, and it just collapsed. The City fixed it and put in a new manhole cover.

We enjoyed the daffodils so much in the spring, we ordered another 2,000 bulbs.

And then, it was holiday time again. We had quite a lot of problems with our electrical system at most all our entrances this year, which made our Christmas lighting a problem. We had an electrician come out and check the lines and outlets and found we needed to replace some of them, but he couldn't get us on the schedule until AFTER the holidays. We are planning to have a comprehensive check of all our electrical outlets so we'll have fully operational lights for 2022.

Crutcher and Hartley decorated our pool area once again, with their very popular Grinch-themed displays. On December 17th, we had a neighborhood-wide get-together, complete with The Grinch himself, along with free hot chocolate and we invited one of our favorite taco trucks to come as well. It was a fun evening with a nice turnout.

For the first time, we had a Holiday Lighting Contest for our neighborhood. Steve Fitzgerald was the winner of a \$50 Amazon gift card in the first annual Holiday Lighting Contest. It was such a hit, we hope to do this again next year.

And finally, Donna reported that the Shiloh Road Extension Project will go forward. The City must first hire an engineering company, which they began searching for in October, and hold meetings for the design concepts.

VI. Candidate Introduction

Three board positions were available for new members. Donna Dozier's term is up, as well as Richard Patteson's position, and a third vacant seat was also open. There was a resident who had asked to be considered, but he learned recently that he may be moving, so he had to withdraw his name. Because there were no other candidates, Donna asked if there was a motion to vote by acclamation. Eli Crow made the motion, and it was seconded by Russell Williams. The motion carried unanimously, and Donna and Richard were returned to the board for another two-year term.

VII. Questions, Answers and Suggestions by Residents

There were comments from residents wondering about a variety of topics. The first question came from a resident regarding the healthy balance we have in savings, and wondering if we had a plan for spending it, or if it was just savings. Our treasurer, Eli Crow, explained that while we are a non-profit, we have recently contracted a Reserve Study that will help guide the board in determining how much money to keep in reserve for upkeep and repair of the pool, for example. The board is awaiting a Zoom meeting, that has yet to be scheduled, so they will learn these particulars from the Reserve Study that has just been completed.

Another of our residents in Broadmoore inquired about a tree's limbs he was concerned about that is located on our greenbelt. He was instructed to contact Ken about this, so he can go check it out.

One of our long-time residents asked about the pool use fee, and that it seems everyone pays dues towards pool use, even if they don't use the pool.

Dawn explained that our pool use fee typically covers the costs of pool chemicals, the pool permit and such expenses as that. It was pointed out that everyone benefits by having a pool within our neighborhood by increasing property values.

One of our new residents inquired about whose responsibility it is to repair the sidewalks in front of their home. She said there was a bad spot in front of her house, and wondered who to contact about repairing it. Ron and Ken said that the homeowners are responsible for the sidewalks in front of their homes. There was also a discussion about drainage problems in the Ridge, on the greenbelt behind the homes on Lazy Creek. One of our residents said he has cleared out some vines and hoped that was okay to do. He was reassured that it was not only okay, but would help the health of the trees in which those vines had been growing.

VIII. Adjournment

President Donna Dozier asked if there was a motion to adjourn. Eli Crow made that motion, and Ron Stutes. seconded the motion. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Ronald D. Stutes