

The Woods Garden Club Annual Meeting Meeting Minutes

January 24, 2023—7:00 PM

I. Call to order

President Donna Dozier called the Annual Meeting to order at 7:00. The meeting was held at the Galilee Room, now called WC150, at Green Acres Crosswalk Conference Center.

II. Approval of Minutes

After circulating copies of the minutes of the Annual Meeting from January 27, 2022, it was noted by a resident that there was mistaken date inserted in 3 or 4 spots. A motion was made by Mr. Terry Doyle to accept the minutes, with corrections to the right date. Cheryl Troue seconded the motion to accept corrected minutes. The motion passed unanimously and the Meeting Minutes for 2022 were approved.

III. Introduction of 2022 Board Members

Board members for 2022 were presented by Donna Dozier. Richard Patteson, Vice President, Eli Crow, Treasurer, and Secretary Ron Stutes were noted, as were the remaining board members, Russell Williams and Ken Wheeler, Jr. Eli, Russell and Ken were not present at the meeting.

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 for 2022 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 for the year 2022. She reported that our current assets are as follows: the operating (checking) account currently has \$27,166.30; the Savings account has \$88,703.80; for a total of \$115,870.10. The 2022 total assets amounted to \$115,870.30. She said we're consistent with the amount we have left at the end of each year.

Dawn reports our 2022 expenses were as follows: administrative costs were \$8,140.64; landscaping costs were \$80,068.21; pool expenses amounted to \$16,749.41; "Other," which includes items like our property taxes, amounted to \$7,968.06; and utilities amounted to \$27,256.93. Our budgeted amount was \$148,235.00 for 2022 and we spent \$158,945.48. We were up in every category except "Other" for the year 2022.

Ron said that our operating revenues were up and we actually ended up in the black, and could call it a successful year. Dawn agreed and said that she was very proud that she has been able to collect back dues and fines from people, so that there are now only about 8, out of 550 homes who still owe dues. She said when she took over 7 years ago, the number was more like 35 to 40. She said it's unusual now, to have such a low number, and that there are some with the attorney, working on getting that money owed to us as well.

V. 2022 Year in Review

Donna said that inflation hit us all this year, with soaring prices and costs and the HOA was no exception in taking the hit.

Donna reported on notable events of the year 2022 in and around our neighborhood. We had significant (five-plus inches) of snowfall in February.

Because of the previous year's "Snowmageddon" and the long stretch of over-100-degree temps in the summer, our trees were distressed. We started getting numerous reports of trees down or dead, and we went over our tree budget because of it.

We focused on several practical matters that needed to be fixed or improved, like our front entrance. We had Poseidon Power Washing do the work to make our front entrance look great.

In a timeline progression of events, Donna told the attending residents about the meeting Mr. Lamond Dean, Superintendent of Chapel Hill Schools requested to have for our membership. He wanted to explain the bond issue, which failed by a close margin in the May election.

Donna reminded our residents that Vexus announced their arrival to the Tyler market and would be competitors for Suddenlink. She reported that Vexus said they would take 24 to 30 months to fully complete the work in Tyler, so they're now not quite half-way through that time period. She reported and showed photos of damage done by Vexus and provided information about who to contact. She noted that the best person to contact is Burren Reed, with the City of Tyler, since all the work is being done on the City's easement.

Donna reported that an ongoing problem, throughout the entire year of 2022, was getting bids for projects, and finding workers to do jobs that needed doing. She reported we'd started requesting bids for grout repair at the pool in February of 2022, and we're still waiting for bids! She noted that there has been an ongoing effort to get bids for swings for our play

area at the pool. Those swings must comply with specific regulations for safety, but it has been a waiting game to get bids for them.

We've also been waiting for Granite Division to check on a possible design flaw in the Eastwood sign, where white flecks have appeared on one side of the monument sign. A drainage issue on Woods Blvd has also been a long time in getting attention because of waiting for bids as well. Donna will mention that later in her presentation.

Spring arrived, with blooming daffodils we'd planted and the 20th Annual Crutcher and Hartley-sponsored Easter Egg Hunt for our neighborhood. The pool opened on schedule on May 1st. Not long after opening, the pool phone was found to be defective. Since NET Health doesn't allow us to have it open with a non-operational emergency phone, we had to close the pool for about 2 ½ days while the company made the repairs.

Donna contacted the Toll 49 Project Manager, Elizabeth Story, to see what the status of that project currently. Ms. Story said that they've been on hold because of COVID, and "most definitely" still plan the Extension Project. She will let Donna know when they're gearing up again, and Donna will let all our residents know.

Donna showed a photo of the new address numbers painted on the curb at the pool by Tyler's Curbs. She displayed photos of the old storage box that was replaced by a new one for holding our pool chemicals. She showed a before and after photo of the new rescue pole for the pool, as well.

The Splash Party was held on one of the over-100-degree days—it was 111 degrees that day! Crutcher and Hartley provided a giant water slide for our neighborhood, and our HOA paid for Texas Tacos food truck to come, so our residents could have free tacos and fixings. Despite the heat, it was an enjoyable afternoon.

Donna detailed the meeting she and other board members attended with the City about the Shiloh Road Extension Project. The project is meant to extend Shiloh Road from State Highway 110 to Old Omen Road. The City was to begin searching for an engineering company in late October, and

once that company is decided, there would be more detailed concepts developed for the extension that will affect our neighborhood, particularly the Ridge at The Woods. Since there is an active railroad involved, the City will have to also have discussions with Union Pacific Railroad. When more information is forthcoming, Donna will make sure to let the everyone know, particularly the dates of public hearings on the matter.

With the upcoming holidays looming in the early Fall, the board began seeking bids to upgrade our aging electrical system at the front entrance, as well as all other entrances, and the pool area. The bids were finally gathered and Waterman Electric, the chosen company, began work to upgrade all of our system. Unfortunately, even though they did all the work, we still had numerous problems with our holiday lighting, and that problem remains unresolved, since the electricians have been unable to find the source of the problem.

As mentioned earlier, the drainage problem on Woods Blvd finally got enough bids to consider, and the board chose a company to fix the extensive and deep drainage problem. Donna displayed photos of the before and after work. The company was set to start on December 6th, but because of worker shortage, weather delays, and materials unavailable, they did not begin the work until December 23rd. They didn't complete the work in the calendar year 2022. The work was finally finished January 23^r.

We had a Grinchmas themed get-together at the pool area, sponsored by Crutcher and Hartley. It was held on December the 8th, with East Texas Home Solutions providing free BBQ dinner for our residents, and Crutcher and Hartley sponsored a photographer as well as the Grinch himself to be at the party.

We offered a \$50 gift card as a prize for our Second Annual Holiday Lighting Contest. The Selvidge home on Woods Blvd. was the winner of the gift card.

Donna said that the topic she received the most complaints from residents about, for the 2022 year, was neighbors complaining about those who do not park their vehicles in their garages, as the covenants require.

Donna also provided the contact information for our City Councilman, Bob Westbrook, and gave the crossing number and phone contact for Union Pacific Railroad, which runs near our HOA, in case anyone should want it.

- VI.** Three board positions were available for new members. Eli Crow and Russell Williams are not running again. Ron Stutes declared that he would run for his position again. Chris Petty and Jon Stone also wanted to vie for a position on the board. Mr. Petty was not present, so Jon Stone introduced himself, explained why he would like to be on the board, and was followed by Ron, who did the same. Since there were three positions, and three eligible people running, Donna told the membership we could vote by acclamation. She asked for a motion to do so, and Mr. Terry Doyle made that motion, seconded by Steve Matthews.

The motion carried unanimously. Ron Stutes was returned to the board, and Jon Stone and Chris Petty were added.

VII. Questions, Answers and Suggestions by Residents

There were comments from residents wondering about a variety of topics. A resident said she was concerned about street parking, and how tight the streets are. She commended the board for doing such a good job with the rules of our neighborhood. She said she was worried we would stop enforcing the overnight parking rule, or the rule to park your vehicles in garages. She worries about firetrucks and emergency vehicles getting through.

Donna said she had done a little research and learned that 92% of HOAs in Texas have this law, and it's not only a safety issue for walkers, but also a property-value/aesthetic issue as well. Dawn said she manages ten other properties, and 100% of all of those do not allow parking overnight on the streets either, and she also mentioned that it reduces break-ins of vehicles as well.

A resident said he realized we don't have much more information on Loop 49, but he wondered if they have a route they've decided on. Donna said that at last we knew, they had proposed three potential routes.

One of our residents mentioned that he wondered if people are aware of the new Enforcement Policy the board approved, that he read about in the July minutes. He said he wondered whether there was public comment about it. The resident voiced concern that, while he did not disagree with the policy, since “. . . a \$50 fine is a joke,” he wondered if the majority would see it as a deterrent if they aren’t aware of it.

Ron explained that there was a situation in July, where a resident took an action that could not be reversed. This resident had not sought permission to do the action, and would have been denied had they asked. The new policy is solely to address those types of issues, where someone does something that cannot be reversed, and done without asking permission. The new policy allows for a steeper policy, which is a fine of “up to \$10,000.”

The resident said \$10,000 is a big change, but that \$50 is ridiculously small. The resident said, in the future, we might consider more of a public comment type of situation because future boards might not be as objective as the current board as to what “egregious” may mean.

One of our residents is worried about a dead tree at his neighbor’s house, and said he has sent a registered letter to inform the resident as well as the realtor who was trying to sell the home next to him. He’s worried about the tree falling. He said it has been since October that they sent the letter and has had no response. He was advised to send in an ACC request for the removal of that tree.

Donna said the ACC has 30 days to respond to an ACC request once it is received, and that the ACC works very hard to respond to each request in a timely way.

One of our residents said he loves Halloween, and wonders if the HOA is concerned about liability for all the large number of kids. There would be no liability on the part of the HOA if there should be an accident that occurs, and Ron confirmed he saw no liability in that situation, "or to you for providing candy," he said to the resident.

A resident pointed out that she thought it would be great if we could have one-way streets for that one night of the year, given the huge number of kids who descend on our neighborhood. The City controls the streets, and Jon Stone said he has worked those details before, and the City has a good formula for planning large celebrations. He said it could happen, and Donna and Dawn said they will make note to check on that for our next Halloween. The police can put up barricades and make it obvious, with big signage.

One of our members asked about the tar that had been put out on our streets. Ron said he'd had a case on this, so he learned that the base can deteriorate as water comes through the cracks in pavement, which causes sinkage and potholes and problems. By doing the preventative maintenance of adding tar to these cracks, it helps seal the problem before it can develop into something worse. The resident said it was really ugly and he thought the City workers had done a lazy, bad job. Ron suggested he call our City Councilman to report this haphazard, unprofessional-looking work. He said he didn't understand why they came inside the gated area of River Oaks to do this. Richard said it was good for River Oaks, since they didn't have to pay for it. (Because the gated areas maintain their own streets).

A resident said there is another fiber optic service coming in after AT&T, so there will be four different services being laid. Donna noted that they're all competitors, and don't share lines. How do we get sprinkler heads fixed, asked a resident? Call Burren Reed, said Donna.

It was asked if all these names and numbers are on the website? Donna said it can be, and she will be happy to send all of this information to our webmaster for publication there. She said she is also willing to email the information to anyone who asks.

A resident said she wished the board would consider hiring people within our neighborhood to do projects that need doing, and that bargains could be given and lesser costs to our own residents. Dawn said anyone who is licensed and bonded/insured can bid on our projects, but that we won't be offering any discounts on dues or any type of incentive to our own

residents. She even all our board members pay dues and must comply with all the rules to be on the board and are not allowed to take any favors or discounts for any work given or done. Dawn said it's really hard to contract out of your own neighborhood, and that the covenants don't allow for that sort of thing.

A resident asked if our HOA might take in the homes on Storey Lake Drive and Pebblebrook, since they are not in an HOA, and have had a lot of criminal activity at one particular residence in that area. Donna said she had been told that the POA asked if they would like to join their association, and went door to door, inquiring. She was told that the residents on those two streets do not want to be in an HOA and have to pay dues.

One of our members said she didn't really want to discuss it, but wants to know about solar panels in our neighborhood. She said her neighbors finally put them in. She wanted to know if there was a ruling on that because she thought they did not have permission. Donna said there was a ruling, and the case is now pending. She wondered if other homeowners are interested given the electricity costs. Donna said of course, and they're welcome to and send in an ACC request. She said, "So it's not against the HOA rules?" Donna said, "No, we follow the State of Texas rules." The resident said, "So it's allowed, you just have to ask for permission?" and Donna said, "Yes, follow the rules and seek permission."

VIII. Adjournment

President Donna Dozier asked if there was a motion to adjourn. Ron Stutes made that motion, and Kathy Wesselink seconded the motion. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Ronald D. Stutes