

ANNUAL MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday January 30, 2025

Time: 6:00 PM

Meeting called to order by: Donna Dozier

PLEASE NOTE THAT THESE MEETING MINUTES WILL NOT BE APPROVED UNTIL THE ANNUAL MEETING HELD IN 2026.

CALL TO ORDER

The meeting was called to order at 6:00 PM by President Donna Dozier. Donna explained the reason for the change of location, and that we were happy to find a place to hold the meeting after the last-minute cancelation of our intended meeting space. She welcomed and thanked all the residents who were in attendance.

The board members joining Donna in attendance were Ken Wheeler, Jr., Richard Patteson, Ron Stutes, Troy Mills, and Chris Petty. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management

APPROVAL OF MINUTES

Donna said that the first order of business to take care of was the approval of the Annual Meeting Minutes from January 30, 2024. Steve Matthews made the motion to approve as written. Richard Patteson seconded the motion. The meeting minutes were approved unanimously.

INTRODUCTION OF 2024 BOARD MEMBERS AND SUPPORT STAFF

Donna introduced Richard Patteson, our Vice President, along with Chris Petty, our Treasurer, Ron Stutes as our Secretary, Troy Mills, and Ken Wheeler Jr. as our Developer's Representative.

She noted that until October of 2024, Jon Stone had been a board member, but had to resign because of familial and work obligations, but she wanted to thank Jon for his year-and-three-fourths of his term.

Donna introduced Dawn Smith, with East Texas Community Management, our property manager. She listed Steve Fitzgerald, as our Webmaster. Linda Rowe is our insurance agent with State Farm, Doug Stapleton, with Whitehouse Pools takes care of our pool. Kenneth Edwards, owner of Edwards Lawn Care, is responsible for our landscaping.

Donna said that our Pool Committee for 2024 included James Sheridan, Gordy Widman, Jennifer Murphy, Kaela Riley and Doug Stapleton.

Ken Wheeler Jr. is the head of our ACC, with the help of Troy Mills, and Ken is also our liaison with our landscaper and Tru Green.

FINANCIAL REPORT

Donna introduced Dawn to detail our financial report. Dawn noted that we had the lowest amount remaining in our reserve fund than we have ever had. Usually, she said, we have between \$60,000 to \$90,000 remaining. This year, we had \$29,041.01 remaining. This was due to the extreme expenses we had incurred for tree removal and clean-up from all the storms.

Dawn noted that we'd spent \$39,000 over budget for tree expenses. The budget for trees was \$15,000 for 2024.

Dawn said that the vandalized sign posts were a big expense we had to pay for, as well as the tree costs.

BRIEF REVIEW OF 2024

Donna began by explaining we started the year off with the vandalized and missing sign posts we had to replace, and that we'd had a long wait to get them all back. We finally got them back and installed.

Donna said that the City informed us they were no longer going to do a set date for the twice-per-year bulky item pick-up. Instead, they are offering, as of March 1, 2024, the chance for our residents to schedule their own pick-up of bulky items. They will do this twice per year at no charge.

In April, the City came through and did smoke testing for the sewer system, which is meant to detect breaks and problems within the system.

Donna noted that all during the early days of 2024, the board was becoming more and more concerned about our budget because so much money was going out to pay for tree costs. Donna said hail damaged so many roofs, and noted that she thought we'd never had so many requests for roof replacements in a single year.

The board saw that a dues increase had been resisted long enough. A Special Meeting was called to present our budgetary problem to our membership on April 30th. The board used our Reserve Study expert's recommendation for 2021, when it was advised we raise the dues by \$10 per month. Our members were asked to vote on an increase in dues for the first time ever since The Woods Garden Club became a subdivision in the early 90's. The \$10 per month increase was approved by a 75% margin when only a 51% margin was needed. Donna said she has been told by realtors that we still have the lowest dues of any HOA in Tyler.

Donna said our pool opened right on schedule on May 1st, and we had purchased a few new chairs with money budgeted for that purpose. She said about two weeks after the pool opened, another big storm tore through our area, and left debris littered in the pool area. She said we lost two umbrellas in that storm, which we also had to replace.

Splash Party time came in mid-June, and we were graced with beautiful weather for it. As always, it's co-sponsored with Crutcher and Hartley, and East Texas Home Inspections provided their popular pulled pork sandwiches for us.

But, she said, in only a few days, we were right back to storms. We had a heavy rainstorm come through that caused a tree to fall on our Ridge Bridge, which wiped out the guard rail. Another large tree fell across Lazy Creek in the bridge area and had to be dealt with right away.

Donna said that the Stonebrook entrance got all new landscaping.

Christmas season arrived and Day One Insurance Group sponsored the *Charlie Brown Christmas* display at our pool area once again. It has proven a popular theme.

Donna said that at about the time that display was installed, the City came out and put up the new guardrail on the Ridge Bridge.

Donna said she had only a few points left to mention. One of those is that the Toll 49 project has been put on hold for now.

Donna said that the Shiloh Road Extension plan is still in the works, and that the City told her they hope to have meetings in the Spring of this year, 2025.

And finally, Donna said that the most-reported complaint she got for the year was barking dogs causing a disturbance or nuisance. She said a close second in messages or calls she got was to report tree problems on the greenbelt.

CANDIDATE INTRODUCTION AND ELECTION OF BOARD MEMBERS

Donna said that the next item on our agenda is the election of board members. She said both Ron and Chris had courageously agreed to run for their positions once again, and that no one else had volunteered to run. She said that we do have an open position, which had been filled by Jon Stone. She said that if anyone would like to join us on the board, let our property manager know, and they would be considered for appointment by the board.

Donna said that since we had no reason to hold a formal vote, we could vote by acclamation. She asked if there was a motion to vote for Ron and Chris by acclamation, and Charlie Colman made the motion to do just that. Jim Zeller seconded that motion. The two board members were accepted unanimously and will serve another two-year term.

QUESTIONS AND ANSWERS

Donna said the floor is now open for comments or questions. One of our residents inquired how much the tree budget for 2025 was after it was noted we had raised the budget on trees. Dawn

said she did not have the exact number with her, but she believed we had doubled it, to \$30,000 for the 2025 budgetary year.

It was mentioned that the Tyler Water Utilities meeting was being held at almost the same time as our meeting. Two of our residents said they were there for the 5:30 start of the meeting, and discussed some of the information they had learned.

Another of our residents asked what the City has been doing in the Brookview Court area about 3 or 4 weeks ago. Ken said he didn't know. Troy said he believed they were still doing sewer system work. Donna said it was possible they were out checking on the dip in the road near the bridge on Woods Blvd that she had reported.

Several residents who live in the Ridge are concerned about a terrible choice of paint color on a home, and stressed that it is just so awful. Donna explained that while the resident had asked for permission to paint his shutters and trim in the colors now on the house, the colors he used are not what was approved.

The dumpster and "outhouse" in front this same home was also mentioned as an ongoing eyesore, to go along with that horrible paint. Donna told the residents that we are trying to get the resident to understand the level of anger and outrage at this awful shade, and she hopes the residents will comply with adjusting the shade without fines and court action having to occur.

One resident wanted to know if our covenants can be changed to specify paint colors. They currently state that our homes should be "natural" and blend with the natural surroundings of our area.

The residents in attendance discussed how some people don't seem to be aware of our rules and that they should be given a priority list of what is expected. Dawn said she does provide all that information when new residents move in, and that we cannot make people read the rules. In relation to the house with the horrible paint color, Donna said the resident had followed the rules in asking to paint, it just did not turn out to be the paint color that was approved or described.

After some more discussion of this problem, Donna asked if there were any more questions or comments. Hearing none, she asked if there was a motion to adjourn?

ADJOURNMENT

Ron Stutes made the motion to adjourn. Chris Petty seconded that motion. Donna thanked all who came, and the meeting was adjourned at 6:46 PM

Respectfully submitted,

Ronald D. Stutes, Secretary