

The Woods Garden Club Meeting Minutes

Wednesday, April 17, 2024—6:00 PM

I. Call to Order

The meeting was called to order by President Donna Dozier, at 6:03 p.m. The board members in attendance were Ken Wheeler, Jr., Ron Stutes, Richard Patteson, Troy Mills, and Chris Petty. Jon Stone was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors present for the meeting.

II. Approval of Minutes

The meeting minutes for February 21, 2024, were approved by email and provided to our webmaster for publication on our website.

III. Resident's appeal of violation

The resident who requested the board hear his appeal for his violations and resulting fines did not show up and did not notify any board member or our property manager that he was not attending.

IV. Property Management Report

Dawn began her report by telling the board that she received our pool certification permit and reminded the board of a price increase to \$300 for that permit. Dawn said she must attend “pool school” and has a date set for getting that requirement done. Dawn said she plans to get in contact with last season’s pool committee members, and will let them know, in case any are interested, that they might want to attend one of the “pool schools” as well. She believes it would be helpful for one of the volunteers to learn the information.

Dawn said our pest control service will come the last week of April to start the regular spraying for mosquitoes since the pool is set to open on May 1st. James, our handyman, will be making all necessary repairs to the playground equipment, and pool bathrooms. There are a couple of items on his list to check. The last of the necessary grouting should be completed by the pool's opening date as well. Ken will make sure the power washing gets done, and that the pool furniture is placed too.

Our janitorial company has also been notified to start cleaning before May 1. Everything is on schedule for that opening date.

Dawn said eleven owners owe both 2023 and 2024 dues; 51 homeowners still owe for 2024. Dawn also explained that four homeowners owe dues for three years.

Next, Dawn discussed the violation log, and explained the details of the violations. She reported the numerous poor maintenance examples that were seen in Brighton Creek. Such was the number, it was decided it was best to just notify every resident within Brighton Creek, to remind everyone of the need for general upkeep, even of the "natural" areas, and that there were numerous visible stump violations. Dawn went on to describe other issues and detailed various specifics that were witnessed on a recent drive-through.

Donna reported that we've had a recent problem with a resident who has ducks that are a problem for the neighboring homeowner, and that the complainant believes there's also a chicken coop on the neighbor's property. Donna said she had encouraged the resident to contact the City of Tyler's Animal Control since there are rules that apply to having animals within the city limits. Dawn has also sent a letter to the neighbor who is in violation.

There was a general discussion of a few other violations, then the board moved on to the next item.

V. Financial Report

Our Operating account had a total of \$43,897.03. The Savings account was at \$125,116.54, for a total of \$169,013.57.

Dawn also said we've already had tree expenses. We had one come up just last week for \$2100 to remove one tree. Ken is meeting with a tree guy tomorrow, and we will learn of more costs coming our way for some dead trees that also have to go.

VI. Old Business

Donna said we now have an attorney! She signed the contract, on behalf of the board members, after some negotiation of details. Dawn is going to get the files together that she picked up from Matt Thigpen's office and deliver our legal work as soon as she can.

Donna also discussed the special called meeting details and specified that we've already received quite a few proxy votes, and that they will be duly recorded and counted. Dawn delivered all the ones she has gotten thus far, to our board secretary. Donna said she is ready with a short presentation for the Special Meeting. It was noted again that the meeting is at 6:00 PM at Tyler Tabernacle, and that several people have said they're looking forward to attending.

VII. New Business

Donna said we are planning to open the pool May 1st, and that we'd mostly already discussed all the plans for readiness during the property management report. Since this discussion has already been had earlier, she moved on to the next item, which is plans for the annual Splash Party.

Donna said she and Dawn had discussed that it would be good to have the Splash Party earlier in the season, rather than late July, like the last couple of years. Donna spoke to Kenzi, at Crutcher and Hartley's REMAX, and they agreed an earlier time frame would be great with them, too. Everyone agreed on June 15th for the party

this year. General plans were made and will be finalized further. Dawn has agreed to be our DJ again. We will also be contributing to bringing in the guys who make the wonderful pulled pork sandwiches as well.

VIII. Miscellaneous non-action items

Donna said she had a resident upset with her for taking down her post that was touting a roofing company the lady had not used on our Facebook page. Donna said she had not even seen the post, before she started getting complaints that that company was allowed to be promoted on our HOA's page because there was litigation going on with these residents and that company for terribly shoddy, awful work. Donna took the post down, since the resident who posted it had not even used the company, and these other six people who complained not only had used them, but had been damaged by them. Dawn said people need to understand that the FB page is a luxury, should appreciate it as such. She said that the official place to get information is, and will be, the website. Donna said the resident wanted to speak to the board about having her post taken down and Donna invited her to come to the next board meeting in May to do just that. Ken praised Donna for running the Facebook group so well.

Ken discussed some sprinkler head issues that need to be fixed, and he also mentioned medians on Old Omen Road that need attention.

Ken said he was disappointed to see so many cars parked in the driveways in Stonebrook, and that there is a reason the covenants require parking in the garages of our homes. He said he believes we need a "crack-down" on this problem as soon as possible, before it gets any worse. The board discussed this, and it was decided that even at 68 cents per letter, it's worth it to send every member of Stonebrook (34 homes) a letter to remind them to park in their garages, and to maintain their lawns as required in the covenants. Dawn is going to do that as soon as she can.

Ken also mentioned that he is meeting with our Tru Green guy soon, to make sure all the treatments are being done.

Ken is meeting with a tree consultant tomorrow about several trees that are concerning and will be getting bids on their removal. He said borers are a problem with several of our pine trees.

IX. Visitor Comments

No visitors were present.

X. Adjournment

Ken made the motion that we adjourn. Ron seconded the motion simultaneously. All agreed, and we were adjourned at 6:47 pm.

Respectfully submitted,

Ronald D. Stutes