

***The Woods Garden Club***  
***Meeting Minutes***

August 22, 2019

**I. Call to order**

The meeting was called to order by President Donna Dozier at 6:05 p.m. The board members in attendance were Richard Patteson, Ron Stutes, and Russell Williams. Ken Wheeler, Jr. and Eli Crow were absent. Also present was our Property Manager, Dawn Smith, with East Texas Community Management.

**II. Approval of Minutes**

There were no Minutes to approve from the July 18, 2019 meeting because there was no quorum.

**III. Property Management Report**

Dawn Smith reported that things are running very well. The only issue we've had in the past month is that the pool had to be closed for 36 hours because of a kid's prank. A few days later, it was closed again for about 24 hours to deep clean stains from the bottom of the pool. (The second closing was not related to the kid's prank.)

Dawn reports that we still have the same six residents with the lawyer, and we are getting payments from some of that number. We have only 15 residents who have not paid, which is less than the same time last year.

In the most recent drive-through, the majority of the violations that were found were for trailers being in driveways, and lawns needing water.

Richard mentioned that the Trailwood Court cul-de-sac has an ugly planting that appears dead.

#### **IV. Financial Report**

Dawn reported that we have \$18,497.48 in our checking (operating) account and \$140,528.87 in our savings account for a total of \$158,936.33.

#### **V. Old Business**

No appointment was made to the Board.

Dawn received a second bid from another electric company to install lights at the Stonebrook entrance. That bid was higher than our first bid. Ron made the motion that we accept the first bid and approve the new lighting at the Stonebrook entrance. Richard seconded the motion, and the plan was approved unanimously by the board. Dawn will make sure to get this done as soon as possible.

Donna reported that she's had three separate meetings with Developers regarding Patriot Commons, the 3.5-acre development planned behind our neighborhood at Brookview Court. Donna reported that there is yet another meeting coming up on Thursday the 29<sup>th</sup>, at the developers' request.

#### **VI. New Business**

The Board discussed plans for Hospitality ER to sponsor a Block Party on October 5<sup>th</sup> from 4:00 to 7:00.

--Board member Russell Williams talked to the Board about a drainage problem on the greenbelt in Stonebrook. He said he has

told Ken about it. Dawn and Donna will check on it when they do their next drive-through and report their findings.

#### **VII. Miscellaneous Non-Action Items**

There were no worthwhile miscellaneous items to report.

#### **VIII. Visitor Comments**

There were no visitors present.

#### **IX. Adjournment**

Ron made the motion that we adjourn. Richard seconded the motion. All agreed and we were adjourned at 6:34 pm.

Respectfully submitted,

Ronald D. Stutes