

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

August 25, 2022

## **I. Call to order**

The meeting was called to order by President Donna Dozier at 6:00 p.m. The board members in attendance were Richard Patteson, Ken Wheeler, Jr. and Ron Stutes. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. Eli Crow and Russell Williams were absent. Two visitors were present: Tyler Prock and his wife, Sam.

## **II. Approval of Minutes**

The meeting minutes for July 28th, 2022, were approved by email.

As is common when we have visitors, our board allowed Tyler Prock to speak before we began our property management report.

## **III. Visitor Tyler Prock to speak about Tyler's Curbs**

Tyler Prock introduced himself and his wife Sam. He painted our curb for us at the pool. Donna displayed a photo of the work he did for us. He said he was able to put six-inch numbers on our curb, making the "3518" numbers look crisp and clean. He put a clearcoat on top of the numbers to help protect them for as long as possible from damage in the variety of weather elements to which they're exposed. He showed us photos of his work, and gave the board his business card to help promote his business. He said he

enjoyed doing the work here in our neighborhood, and then he and his wife prepared to leave. The Board thanked him for the good job he did for us, and wished him well.

#### **IV. Property Management Report**

Dawn began her report by telling the board that the pool pump was found to have a small leak, which was repaired by East Texas Pools. It was also necessary to have the pool's emergency phone repaired.

Dawn told the board that there are only 13 people who owe 2022 dues. This is less than the number owing dues at this time last year. Six residents owe both 2021 and 2022 dues. The attorney is sending them demand letters. One resident owes multiple years and has been with the attorney and this situation continues to escalate. A lien and foreclosure process is to begin.

There were several violations, many of which were for yard problems. Some people have already called to tell Dawn they've corrected the problem. There was a letter sent for a basketball goal in the street, as well as a report of a trailer in a driveway, among several other violations.

We are still working on getting bids and evaluations of our electrical systems at all entrances. We got a bid from Waterman Electric. Dawn has contacted others to obtain more bids, but so far, none have been received.

It's also a waiting game for the commercial swing set we have been working to install. Dawn is still waiting for Beyond Backyards, a local company, to give her a bid. She is also going

to try another company, and see if they can come up with a bid as well.

Dawn spoke to Locksmith Services of Tyler yet again, and they're also still putting a bid together for the emergency exit at the pool.

Dawn also has arranged the Zoom meeting for the Reserve Study for our next board meeting.

Donna asked Dawn about the clear-cut lot on Winding Way. Ken is going to try to determine the number of trees that were removed.

Donna also asked about the pool's needed grout repair, and where we are on getting that done. Dawn said she has not heard back from the company that was supposed to bid on it. She's going to try another masonry guy, whom she believes she can get to give us a bid.

Donna also asked for an update on Granite Divisions' inspection of the Eastwood sign. Dawn said she has not heard from them and will contact the guy again.

Ken said he believed he saw a storage barn and wants a violation letter sent. He described the location for Dawn, who will send a letter to the resident.

## **V. Financial Report**

Dawn reported that we have \$138,541.95 in our savings account, and a balance in our checking account of \$31,957.54 for a current total of \$170,499.49. She reports that she will probably move some money from savings into checking sometime soon. She reports that everything looks good.

## **VI. Old Business**

Donna displayed a photo of the newly painted numbers “3518” on our curb in front of the pool. She said she’d had nice comments from residents, and that the food trucks were glad to have it there too. The board discussed the fact that that particular “design” is the best for our neighborhood.

The water bill item was tabled until the next meeting, since bills had been received earlier in the day, and were not included in the itemization of costs yet, for the purpose of comparison.

The board discussed the sinkhole issue. Yet again, this is an issue we are awaiting more bids. Nothing can be decided until we get more information.

The emergency exit gate is another example of waiting on bids. At least it’s not an issue with which we must comply until the 2023 pool season.

The swing set issue was mentioned earlier, in our Property Management Report.

## **VII. New Business**

Donna briefly discussed the bid from the electrician we received and pointed out that we have another guy from whom we are awaiting a bid. Dawn was asked to call someone else to get another bid, so we will have a fair comparison of costs to look at.

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

Donna said that she had contacted Green Acres about the use of the Galilee Room for our annual meeting, and learned it is not available for the date we need it (to comply with our covenants which direct us when we are required to hold our annual meeting). Dawn is going to call a couple of other options for our annual meeting.

Ron mentioned that the daffodils are on sale again with the City of Tyler, and Dawn was asked to purchase/order \$500 worth of them for us to plant this year.

Donna said that she had a coupon for 15% off from the store we purchase our pool furniture, and asked if we wanted to get more while the coupon is valid? Everyone agreed it was a good idea to go ahead and get it, since that furniture has gone up in price (like everything else!) and is never on sale. Donna and Ron will be tasked, as usual, with having to purchase and deliver the 5 new loungers to the pool area as soon as they can.

Ron handed out the proposed language for the new Enforcement policy for the board to consider. It will be discussed and at a later date, since it was not on the agenda for this meeting.

### **IX. Visitor Comments**

Our visitors, Tyler Prock and his wife, Sam, were taken out of order, and allowed to speak first, so they had departed at this time.

**X. Adjournment**

Ron made the motion that we adjourn. Richard seconded the motion. All agreed, and we were adjourned at 6:51 pm.

Respectfully submitted,

Ronald D. Stutes