

# MEETING MINUTES

## THE WOODS GARDEN CLUB HOA

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Date: Thursday August 28, 2025

Time: 6:00 PM

Meeting called to order  
by: Donna Dozier

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### IN ATTENDANCE

The board members joining Donna Dozier in attendance were Ken Wheeler, Jr., Ron Stutes, Chris Petty, Troy Mills, and Richard Patteson. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors in attendance.

### APPROVAL OF MINUTES

The meeting minutes for July 17, 2025, were approved by email and provided to our webmaster for publication on our website.

### PROPERTY MANAGEMENT REPORT

Dawn began her report by saying that the pool, as it does every year, had the problem with cyanuric acid. This is caused by heat, body oils, etc. The only way to solve the problem is to drain the pool. Our pool service talked directly to the NET Health inspector and let them know we were being proactive with the problem and would have it corrected as soon as possible. The pool began being drained on Wednesday the 13<sup>th</sup>, and was completely drained and refilled, treated and reopened by Monday the 18<sup>th</sup>. Our pool service once again contacted NET Health and let them know that the pool had been drained and refilled and tested out perfectly. Thanks to the quick action to solve the problem, NET Health was pleased.

The stair rails have been built and installed, with many kind compliments on their appearance and usefulness. Dawn said they are very sturdy and well done. While the board acknowledged it was an unbudgeted expense, it was one that was much needed.

Dawn explained that there are 21 residents who owe dues for 2024, with 13 owing for multiple years.

Dawn discussed the violation log with the board and explained the various responses she's had with owners, as well as detailing the status in general.

Dawn made note that the City finally came and cut the little tree that was leaning far out over the road at the Ridge Bridge, but the work order is still open and no action has occurred on the big tree that needs to be removed.

## **FINANCIAL REPORT**

Dawn reported financial information as of the end of July 31st. The Operating Account had \$26,846.42, and the Savings Account had \$101,810.50. That total is \$132,656.92. Dawn said she moved about \$10,000 to the Operating Account.

Dawn explained that we are over budget by about \$1,000 for this time of year, but it was for the termite eradication that was necessary, as well as the new door and frame that had to be replaced. We are hopeful it will all balance out in the next couple of months. Dawn pointed out that we will have a huge water bill coming, what with 44,000 gallons we had to get to refill the pool.

## **OLD BUSINESS**

Donna said she knew the board was aware of the latest from our attorney, since we had been in contact via email with the latest news. He said he has filed the petition (lawsuit) against one of our residents. He said the filing fee will be included in his bill.

## **NEW BUSINESS**

Donna said that she wanted to discuss our annual meeting date and location. The board discussed a possible location for Dawn to check out. The board decided on two potential dates, January 22 (first choice) and January 29 (second choice) for the venue Dawn will inquire about.

Donna also said she wanted to make certain we had a time set for our budget session in October. The board decided on a 5:00 PM budget meeting, before our regular October the 16<sup>th</sup> meeting time.

## **MISCELLANEOUS NON-ACTION ITEMS**

Donna said that, as the board was aware, she has been in contact with a couple of different people at UT Tyler, regarding bolstering community relations between our neighborhood and the University. The Executive Director for Community Engagement and Special Events wants to have some of their people come talk to our board. Donna explained that she had included the board on this email, so they were aware that she

had suggested upcoming dates that might work. The Director is currently working on those dates and will be in contact with Donna to let her know when they will be available.

Donna said another representative for UT Tyler, the Coordinator for Promotions and Fan Engagement for the sports programs, has been in touch with her. Our neighborhood has been offered free tickets to a basketball game at the University as well as reserved seating, and a pre-game social gathering, and recognition on the videoboard. The board discussed the dates that were offered, and decided on January 8<sup>th</sup>, 2026. Donna said she would get the information posted for our residents, on the Facebook page, and we would report to the Coordinator and work with him on learning more particulars.

Ken said he had spoken to Abel and got a bid for a tree removal on the greenbelt off Woods Boulevard. Donna agreed we needed to go forward with that, and approval was given for that expense.

Ken said our landscaper has continued to work on the clean-up work that needs to be done. The board talked about carving out more money to work on landscaping for the front entrance at our October budget meeting.

The board noted that everything seemed to be running smoothly.

## **VISITOR COMMENTS**

No visitors were present

## **ADJOURNMENT**

Ron made the motion to adjourn, and Ken (and Richard) seconded the motion. The meeting was adjourned at 6:47 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary