

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday December 19, 2024

Time: 6:00 PM

Meeting called to order by: Donna Dozier

IN ATTENDANCE

The board members joining Donna Dozier 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 There were no visitors in attendance.

APPROVAL OF MINUTES

The meeting minutes for October 17, 2024, were approved by email and provided to our webmaster for publication on our website.

Donna noted that there was no quorum for the November meeting.

PROPERTY MANAGEMENT REPORT

Dawn began her report by telling the board that the pool is still being serviced by our pool guy, but during the winter months, he only comes once per week.

Dawn said there are six people who owe 2023/2024 dues, 12 owe 2024 dues, and 2 owe three years of dues. The 2025 statements have been sent and some dues have already been paid for next year

Dawn said she has been in contact with Texas Metal Industries to get costs for a "no outlet" sign for Brighton Creek, to be located on Bridgewood Trail. They have agreed to the cost Dawn reported to them, and it will be ordered and installed.

Dawn also let Troy know that the new sign post for Ridgebluff and Lazy Creek has been ordered and will be delivered to his address. She's going to double-check on the progress of the order.

The board heard about the new railing that has been installed by the City on their bridge in the Ridge. The very lowest bid we had was around \$2,500 so the Board is pleased that the City

handled their duty on this, and used good quality, sturdy railings. Dawn is in contact with the same City representative to get them to get the other side handled as well, since it is loose and needs replacement also. The City person is going to send someone out again as soon as she can and has promised they will evaluate it.

HOAs (along with all LLCs, whether non-profit or not) must register for the Beneficiary Ownership initiative. While this is being challenged in court, the board wants to be ready for this, since the final date to sign up is the end of this calendar year.

A color copy of our photo ID is required of the Board's president and the treasurer, so Donna and Chris said they are willing to provide that so Dawn will have it, in case the injunction is lifted and the requirement proceeds. It was noted that there is a steep daily fine that would be imposed if they lift the suspension, and the requirement goes forward.

Next, there was a discussion of the violation log. Dawn said she's going to get some of the names to our attorney. Ron asked about a specific case on Bentrige and said he believes the second notice should be sent to the resident's attorney. Dawn reported that the house that was a short sale had closed, and we got all the back-owed money in dues and almost all the tree expense we had incurred to take down a dangerous tree.

Dawn explained about a house on Lazy Creek that sold, but put on a new roof without permission, and changed the color of the shingles in the process. Dawn spoke to the owner, and the owner contacted Donna about that conversation.

There was a discussion about the visible generators, and Dawn is going to check on those again to see who needs to get another letter.

Ron asked Dawn about a few specific addresses, and she said she is going to check on the current situation of those addresses, probably on Monday morning.

FINANCIAL REPORT

Dawn said she has already been receiving dues checks for this next calendar year. According to Dawn's documents, the Operating account has a total of \$15,028.86, and the Savings account has \$30,452.87. This makes a total of \$45,461.73. Dawn said to subtract about \$10,000 from that, since she has had to pay our Christmas lights fee, the attorney's fees, tree costs and several other bills that have just come in.

OLD BUSINESS

Donna reported that we have received the first invoice from our attorney, and it was paid. She mentioned the dates it covered. Donna also spoke about the communication that had been received from our lawyer, indicating his offer of a flat rate for some policies he thinks might be good for us to have. He said it is not a requirement but might be a "good idea" for us. He described it as "standard policies" he provides for his HOA clients. Donna asked him for the amount of his flat rate but has not heard a response by the time of our meeting. The board will consider the cost before making any decisions on this.

The board discussed the fact that our attorney tells us we do not have to file an amendment to our deed restrictions to show the first-time fee increase for dues. He said we might consider it if there had been a precedent of fee increases in the past, but since our dues have never been

increased since the '90s, there is no need to do so. This is a relief to the board since that will save us considerable costs.

Donna also said she asked our attorney about demand letters for the residents deeply in arrears. The board discussed the long-standing foreclosure issue as well and the history of what we know of that case.

As reported in Dawn's Property Management report, the Ridge Bridge railing was installed by the City, and the effort to get the other side done is still ongoing.

Donna said that the annual meeting date is January 30, 2025, and will again be at Tyler Tabernacle. Starting time is 6:00 PM. Donna pointed out that there will be, as usual, three board positions available. Donna's annual letter to the residents told the membership to let us know by January 4th, 2025, if they want to be considered for a board position. Donna said she is working on the Power Point presentation.

NEW BUSINESS

Donna introduced a problem she has been getting complaints about regarding a paint job on Ridgebluff Circle. She said she has had twelve complaints. While the ACC did approve the trim and shutters to be painted, the color that is resulting is not the color that the ACC believes they approved. It was described as a "soft washed-out blue" shade. The owner reported that it was a custom-made color, but similar to "Sleepy Hollow Blue," which is a soft blue-gray color, but would be a "softer blue" than that.

Donna said she began getting complaints right away but was hoping the very bright blue stage was merely a first layer of color that would be toned down and softened so that it fit the description of what was approved. (The owner even mentioned "stain" in his request, so it was thought that there might be a stain put over this current bright, vivid hue that is currently on the house.) That did not happen. The shade that has resulted has brought a dozen complaints, with some even claiming that property values will suffer because of that terrible paint shade.

The board understands people's tastes vary, but there is also a matter of following the promise made in the ACC request. Ron made the motion to alert the owner that they need to comply with the approved color scheme, and to soften that hue so it better matches and conforms with the approval from our ACC. Richard seconded this motion, with a unanimous vote to follow, with Ken's abstention.

Next, Donna told the board about a matter that will be on our agenda in January, regarding a resident who installed solar panels without asking for ACC permission before doing so. He has requested to appeal the decision, as is his right, before our Board of Directors. Donna asked our secretary, Ron, to read an email from the resident, asking for the appeal. Then, she asked Ron to read an email she wrote in reply to that resident, after first getting the approval of our ACC before sending it.

And lastly, Donna confirmed with the board that they agree to send our pool committee the gift cards we sent them every year. All agreed and Dawn will handle that.

MISCELLANEOUS NON-ACTION ITEMS

Donna asked Ken if he had any miscellaneous items to talk about, and he said he's gotten a message from a person on Westbluff that informed him about a tree on our greenbelt that needs to be checked. Ken said he will get to that as soon as he can.

Ken also displayed photos and discussed a resident's irrigation issue that may have led to problems on the Ridge Hill. Ken showed a photo of the curb/gutter area sinking. Dawn said she will talk to the lady at the City who is helping with the Ridge Bridge railing and have her send someone to check it out. Ken said there's also a tree that is concerning in that area that the City needs to look at too.

VISITOR COMMENTS

No visitors were present.

ADJOURNMENT

Donna asked if there was a motion to adjourn. Richard made the motion and Chris seconded the motion. The meeting was adjourned at 7:15 PM

Respectfully submitted,

Ronald D. Stutes, Secretary