

The Woods Garden Club HOA Meeting Minutes

February 15, 2018

I. Call to order

The meeting was called to order by President Donna Dozier at 6:30 pm. Board members present included Eli Crow, Ron Stutes, Ken Wheeler, Jr., and Richard Patteson. John N. Serio was absent. Dawn Smith of East Texas Community Management was present. There was one guest in attendance: Roslyn Arnholt

II. Approval of Minutes

The minutes from the January 23, 2018, meeting were approved by email.

III. Property Management Update

—Dawn reported that she has received two bids from Jose Trejos for repairing the stonework around the pool. Since the two new bids were so disparate from the other bid received, Dawn is going to double-check and clarify that all parties understand our needs.

—As of today, sixty residents have paid nothing towards their 2018 dues. Eighteen residents have not paid this year or last year. There are four residents whose cases are with our attorney; two of those are working on payment plans. The attorney will go forward with recording liens on the other two residents who have failed to pay and who have not responded to the attorney's letters.

—Dawn reported that she has made note of several violations throughout the neighborhood and will be following up on those with an email of the violation logs.

—The stop sign at Cripple Creek and Lazy Creek is still being repaired. There were pieces of the sign that were crushed and had to be rebuilt and this is taking time to get it all rebuilt and assembled.

—The City has filled the sinkhole on Woods Blvd. and Brookview Court. It was noted that there was a KLTV report about the sinkhole on January 31 and an update on February 6th. The resident nearest the sinkhole was interviewed and expressed happiness that the hole was filled.

IV. Financial Report

Currently, there is \$100,308.00 in the Operating account and \$51,993.81 in the savings account, for a total of \$152,301.81.

V. Appoint Board Member for Vacancy

The Board tabled this decision for the March meeting

VI. Selection of Officers for 2018 Board

The Board welcomed the newly elected director, Richard Patteson, who joined returning members John N. Serio and Donna Dozier. These three members will serve two-year terms, expiring in January of 2020.

Eli Crow made the motion that Donna Dozier be President. Ken Wheeler, Jr. seconded the motion, and Donna was unanimously voted to be President. Donna made the motion that Eli Crow be Vice President, and Ron Stutes seconded that motion, and Eli Crow was unanimously voted to serve as Vice President. Eli Crow made the motion that John N. Serio remain as Secretary. Richard Patteson seconded the motion, and John N. Serio was voted to serve as Secretary.

VII. Old Business

It was noted that we had positive comments about the Annual Meeting and those involved appreciated the nice facilities and helpful staff at the CrossWalk Center at Green Acres Baptist Church. The Galilee Room was very comfortable, noted several members, and the comments were all quite positive from the membership.

VIII. New Business

The Board discussed the duties a Security Committee would be asked to fulfill. Dawn is going to send out an email to those who signed up (at the Annual meeting) to be a part of this Security Committee, and get the participants together to start their task.

IX. Miscellaneous Non-Action Items

The meeting for March has been moved from the regular 3rd Thursday to Thursday, March 22, 2018. All present approved this date change.

X. Adjournment

The meeting was adjourned at 7:24 p.m.

Minutes submitted by: Donna Dozier