

***The Woods Garden Club HOA
Minutes of Board Meeting***

February 21, 2019

I. Call to order

The meeting was called to order at 6:30 by President Donna Dozier. Board members attending this meeting were Ron Stutes, Russell Williams, Eli Crow, Richard Patteson and Ken Wheeler, Jr. Dawn Smith with East Texas Property Management was present. Keith Garcia and Roslyn Arnholt were present as visitors.

II. Approval of December Minutes

The minutes from the January 21st, 2019 meeting were approved by all present at that meeting via email.

**Before the Property Manager's Report, a slight change to the agenda was agreed upon by all in attendance. Keith Garcia, presented the board with an idea to construct a "free library" kiosk at the pool area. The board listened to Mr. Garcia's ideas, and determined that it is a worthwhile endeavor. If Mr. Garcia can get a group together to construct and maintain this sharing of free reading material, then the board is willing to allow it.

III. Election of Officers

Eli Crow nominated Donna Dozier as President. Richard Patteson seconded this motion. All voted to approve that Donna continue as President.

Ron nominated Eli Crow to continue as Vice President. Ken seconded. All voted to approve that Eli continue as Vice President.

Ron was nominated by Eli to continue his role as Secretary. Donna seconded. All voted to approve Ron as Secretary.

Eli noted that it would be good to have a treasurer, a position we have not had for a few years. Eli said he would be willing to do this if Richard would take on the role of Vice President. Richard agreed. A motion was made by

Ron Stutes that Eli be voted as Treasurer instead of Vice President, and Ken seconded the motion. All agreed and voted to approve Eli as Treasurer, and Richard as Vice President.

IV. Property Management Report

- a) Mosquito Joe has been contacted about the 2019 treatments for the pool area and confirms that it is recommended to begin treating the area in March.
- b) Doug Stapleton, with Whitehouse Pools, will be draining the pool about half way to treat the cyanuric acid levels. The water was turned off at the pool, and it will be turned on so Doug can work on it.
- c) Dawn paid the pool fee and will be attending “pool school” that she does annually.
- d) As of today’s date, only five residents have not paid for 2018, or the past two years or more and they are with the lawyer. Three of these are on a payment plan and we are receiving payments. Six more have been sent to the lawyer. So far, to this date, 58 have not paid for 2019 and will be subject to late fees.
- e) Violation letters have gone out, mostly regarding trailers parked in driveways, etc.

V. Financial Report

As of January 31, 2019, there was \$93,098.81 in the operating (checking) account and \$80,170.61 in the savings account. Total of both checking and savings amounts to \$173,269.42

VI. Old Business

There was no old business

VII. Board Member Appointment

The resident who had shown an interest in being appointed did not attend the meeting. The decision was tabled until the next meeting.

VIII. Miscellaneous Non-Action Items

Ken discussed plans by a developer for a proposed age 55-plus housing project potentially located on County Road 2120. He will be in touch with the developer to find out more about these plans. This project is yet to be approved by the Planning and Zoning Commission for the City of Tyler.

VIII. Visitor Comments

Roslyn Arnholt asked about the Golden Road Water station, and when it may be back online.

IX. Adjournment

Eli made the motion to adjourn; Ron seconded. The motion was unanimously passed and the meeting was adjourned at 7:25.

Respectfully submitted,

Ronald Stutes
Secretary