

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

Wednesday February 15, 2023—6:00 PM

### **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., Ron Stutes, Jon Stone and Chris Petty. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. Mr. Walter Adcock and Mr. Kenneth Dean were our visitors.

### **II. Approval of Minutes**

The meeting minutes for January 18, 2023, were approved by email and provided to our webmaster for publication on our website.

### **III. Welcome to new board members**

The board welcomed their two new members. Jon Stone and Chris Petty were both thanked for their willingness to serve on our board.

Donna said it was time to select new officers for the 2023 board, and the floor was open for nominations. Ken Wheeler, Jr. said he nominated Donna to continue serving as President. Donna asked Richard if he would continue to serve as Vice-President, and she asked Ron if he would continue to serve as Secretary. Both agreed that they would do so. Donna asked Chris if he would be willing to serve as our Treasurer. He agreed he would. Ken amended his motion to include all of these names for each position mentioned, and Richard seconded that motion. The motion carried unanimously, and the board moved on with that bit of housekeeping done.

#### **IV. Visitor Comments**

As always, when the board has visitors, we offer them the chance to speak first so they don't have to sit through the meeting to speak at the end.

Mr. Walter Adcock took the floor first. He spoke to the board about his belief that global warming is causing extreme conditions that have affected our trees, and that pine trees, in particular, are affected by the changes. He said he believed the ones that are located between our houses should all be removed, and that our tree policy should be changed.

In the most recent ice storm, he said, he suffered damage to his roof from a pine limb. He explained that he looks at things from a risk perspective. He believes the board should have a panel to investigate changing our rules to allow all the pine trees to be removed because they are dangerous.

Mr. Adcock said if word gets out that trees are ruining people's roofs, then it will be a bad thing for the neighborhood. Our reputation will be ruined, he said.

Mr. Adcock said that no one knows they can prune their trees. He said they only know they have to ask permission to take trees down. Ken mentioned that the deed restrictions are on our website, where people can go see the rules for their specific address.

Mr. Adcock said his neighbor is paying for the damage to his roof, since it was his tree that fell on Mr. Adcock's home. Donna asked how the neighbor was negligent. Mr. Adcock said he wasn't negligent, but the tree belonged to his neighbor. The board informed Mr. Adcock that he is mistaken, and that the neighbor, not being negligent in any way, has no reason to have to pay for an act of nature. It's a common misunderstanding people seem to have.

Another resident, Mr. Kenneth Dean, spoke about a pine limb that came down and hit his house, coming near the kitchen window where his wife stood washing dishes. He said he had requested to remove the tree two years earlier, and was denied, because the tree was healthy. Donna had a copy of the January 15, 2021 email, showing that was a fact, and the denial also stated that a second opinion from a tree expert had confirmed the ACC's opinion at that time. Mr. Dean said he was going to take the trees (two pine trees, he said) down with or without approval.

The board thanked both residents for coming to let their thoughts and opinions be known.

## **V. Property Management Report**

Dawn began her property management report by telling the board that a resident on Woods Blvd was concerned about an elm tree, and Dawn had promised her she would report this concern to the board. Ken said he had looked at this tree, along with our tree guy, and they believed it was healthy. Ken said he would follow up with the lady who reported this tree.

Dawn said James' truck and trailer are repaired, and he is planning to work on the pool gate post as soon as he can. He said it was so soft on the greenbelt right now, it would be best to wait for some drier days, so he won't risk making ruts or getting stuck.

The work at the area next to 3501 Woods Blvd has been completed. The resident next door also had his drainage re-routed to the street, so it won't be draining on our HOA property any more. Donna confirmed with Dawn that the job has been fully paid. Ron asked Dawn to ask the company (who did the repair for us) how much it would cost to cover the repaired area with sod. The board wondered if maybe the company should also check for any erosion that may have happened since the repair and all the rain that we've had lately. Dawn is going to check with the company.

Dawn reports that she has contacted two companies about getting bids for the pool's grout that needs to be fixed. The expansion joints and coping need to be looked at before the pool opens in May. Dawn asked if anyone knows of someone else she can contact about this type of work. Ken said James might be able to do it, and asked Dawn to talk to him about it.

Locksmith Services of Tyler will have a bid ready for us by the March meeting, to let us know the cost for adding an emergency exit for the pool's gated entrance.

There are six residents who owe dues for 2022 and 2023. Eighty-three residents still owe for 2023. Dawn said that in 2022, the early discount the board allows cost us \$12,505. This year, for the year to date, the early discount has cost us \$10,345, so we are ahead by about \$2,000 from those who chose not to take their discount this year.

Dawn discussed the most notable violations, particularly the lights that were installed high up in trees without permission in the Ridge, which is causing a lot of complaints. There are also a lot of complaints about the residence whose owners park all of their vehicles outside their 3-car garage, their multiple non-obscured trash cans, as well as numerous other violations at the home.

## **V. Financial Report**

Our operating account, as of January 31<sup>st</sup>, has a total of \$102,211.34, and our Savings account has \$88,703.80 for a total of \$190,915.14.

## **VI. Old Business**

The board discussed the reply from our attorney to Donna's email, about two of our pending cases with him. The board described to our new members what has been going on with the two cases, to bring them up to speed on the problems. For the longest running case, our attorney says he's going to make a motion for summary judgment, since this long-standing problem has just been delay, delay, delay. For the second case we have referred to the attorney, he is going to research case law in order to give us the best advice, but he believes we can fine the wrongdoer the maximum amount allowed in our Enforcement Policy.

## **VII. New Business**

The board discussed the most recent ice storm and all the damage done to our greenbelts, which is going to cost a "steep" price to have restored. We are in line to have the work done as soon as possible. Dawn has called the City about removing the piles of debris we've piled up.

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

Ken said he has handled numerous ACC requests for tree removal this week and last week. There are many tree limbs down on the greenbelt, and as stated earlier, the price will be steep to get it all cleaned up. Kenneth, our landscaper, plans to rent a woodchipper when he can.

Ken said we routinely check the trees, so we know the situation with them, and any time someone alerts about a tree, it is checked.

Ken said that the Tyler Trees Committee's seedling giveaway will be this coming weekend. He mentioned several of the varieties of seedlings that would be available, and that he didn't think there was any dogwoods this year. It will be at the same location as last year, at the South Campus of Christus TMF on South Broadway. It starts at 9:00 AM on February the 18<sup>th</sup>. Donna said she'd posted the information on Facebook to our HOA group page.

Donna said she has contacted the Chapel Hill ISD's Superintendent, Mr. Lamond Dean, about calling a special meeting for our residents so they can learn more about the proposed bond issue Chapel Hill is going to have on the May ballot. Donna said we did this last year, and she believed it helped our residents make a more informed decision regarding this proposal, and what it would mean for our property taxes.

## **IX. Adjournment**

Ken made the motion that we adjourn. Ron seconded the motion. All agreed, and we were adjourned at 7:57 pm.

Respectfully submitted,

Ronald D. Stutes