

# MEETING MINUTES

## THE WOODS GARDEN CLUB HOA

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Date: Thursday, February 20, 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., 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 present.

### APPROVAL OF MINUTES

The meeting minutes for January 16, 2025 were approved by email and provided to our webmaster for publication on our website.

### OFFICER SELECTIONS FOR 2025

Donna opened the floor for a motion to vote for new officer positions. Ken Wheeler, Jr. made the motion that Richard stay on as Vice President, Ron Stutes continue as our secretary, Chris Petty continue acting as our Treasurer and that Donna remain our board president. Troy Mills seconded the motion, and all agreed that this group would continue as our 2025 roster of officers.

### PROPERTY MANAGEMENT REPORT

Dawn began her report by talking about the pool and playground area. She said that she has applied for the annual pool permit. She said our pool guy, Doug, had found a small leak in our pool pump, and he was able to fix it himself. She said we also had a leak in the men's bathroom that our handyman was able to fix. It cost about \$200 to repair.

Dawn also reported that 61 residents still owe dues for 2025. 18 residents owe multiple years' worth of dues, and have been reported to our attorney for demand letters.

Dawn also let the board know that the new sign post for Lazy Creek and Ridgebluff should be on the way in the next 7 to 10 days. The purchase was put on back-order because the company was trying to get them from their source, which is in the fire-ravaged area of California. They stopped trying that vendor, and found someone in Florida, so it is hoped that the post will finally be shipped.

Dawn presented the most recent Violation Log, and the board discussed several of the ongoing violation problems. Dawn said she has letters ready to go out to the violating homeowners. The board discussed several visible generators and the fact that a generator company said that they should be placed so they have at least three feet of clearance. Ken said stone walls could be acceptable, it's just necessary for a resident to get approval for whatever type of brick or stone wall they want to erect to shield it from view. Ken asked Dawn about a specific address on Southwood that has an unapproved fence. Dawn said she would get a letter out to the homeowner.

## **FINANCIAL REPORT**

Dawn said she has not located her 2025 budget notes, and asked for any of the board members to send her any notes they might have taken during the budget session meeting in October of last year.

As of January 31, the Operating Account had \$149,463.37. The Savings account had \$20,457.63 for a total of \$169,921.00. Dawn said she will be moving some money to the Reserve account soon so it can earn a dab of extra interest.

## **OLD BUSINESS**

Dawn reported that she had emailed with our attorney's paralegal about sending demand letters to the residents who are in arrears. She also said our attorney had sent her an email about a special Facebook group for HOAs.

Donna introduced the need to discuss the fine that would be assessed to a resident who acted with no permission. His appeal of the ACC's decision was not successful, and the resident did not take advantage of the lenient offer by the board to avoid a fine.

There was a general discussion about this. Donna said that this resident had already been offered the chance to remove the offending, unapproved items within 30 days, and if he had done so, there would have been no fine. The resident has not removed the unapproved apparatus. Therefore, it was suggested that the resident be given the chance to remove them within another 30 days, along with a fine.

If not removed within 60 days, the fine would double. And if not removed in 90 days, the fine would be raised even higher and also referred to our attorney, where the court system will handle the case, and the resident will also have to pay lawyers' fees and court costs. Richard made the motion to accept this idea, and Chris seconded the motion. It was agreed that this is how the situation will be handled with this resident,

## **NEW BUSINESS**

Donna said that a resident on Woods Blvd had taken down five trees from the front of her property without permission. Troy displayed a photo of the trees, one of which was a healthy, large tree.

Ron made the motion to fine the owner for specific amounts, based on the trees size. Chris seconded the motion and the board agreed that this is how that violation would be handled.

## **MISCELLANEOUS NON-ACTION ITEMS**

Donna reported that the resident who has caused so many complaints with the “ugly” and “hideous” paint color has agreed to repaint the color, and has been asked to provide an example on a sample board that Dawn will pick up. By doing so, we won't be relying on verbal descriptions of a custom color, and there will be no doubt of the shade when the ACC approves it (or not.) That letter should have just been received by the resident, and the board is hopeful that this will resolve that problem.

Troy said that Kenneth had cleaned up the Eastwood exit very nicely. Donna asked Ken about the front entrance pruning, and landscaping, and Ken confirmed that he has reminded our landscaper about what he expects there.

The board discussed some of the long-standing violations that a few residents have not corrected. The board referred to our Enforcement Policy to be certain of our next steps.

## **VISITOR COMMENTS**

No visitors were in attendance.

## **ADJOURNMENT**

Donna asked if there was a motion to adjourn. Ron made the motion and Richard seconded the motion. The meeting was adjourned at 6:54 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary