

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

January 21, 2019

**I. Call to order**

The meeting was called to order at 6:35 by President Donna Dozier. Board members attending this meeting were Ron Stutes, Russell Williams, and Ken Wheeler, Jr. Dawn Smith with East Texas Property Management was present. There were no visitors.

**II. Approval of December Minutes**

The minutes from the December meeting were approved by all in attendance by email.

**III. Property Management Report**

- a) The stop sign at Lazy Creek and Cripple Creek was installed last week. The cost of the pole, powder coating, and delivery was \$647.
- b) Bids were gathered for the landscaping contract
- c) As of today's date, only four residents still owe money for 2018 ONLY. Five have not paid 2018 and the past two or more years, and they are with our lawyer. Three of these are now on a payment plan and we are receiving payments. This makes for a total of nine residents in all, in arrears.
- d) At the end of January, the lawyer will receive the names of those who are not current for 2018 for the purpose of collections.

**IV. Financial Report**

Just over 300 members have already paid their dues for 2019. As of December 31, 2018, there was \$4,658.31 in the operating (checking) account and \$80,129.77 in the savings account. Total of both checking and savings amounts to \$84,788.08.

## **V. Old Business**

Landscaping bids were collected, following a long process of determining our specific needs for what we need and want from a landscaping company. Bids were gathered to determine if the considerable amount we were paying in landscaping costs was a good deal or not.

Following a discussion of the results of the bids we received, Ron made the motion that the lowest bid be accepted. Ken seconded the motion. The lowest bid was unanimously accepted from our current landscaper, Classic Landscaping.

## **VI. New Business**

Donna made a brief statement, accepting John Serio's resignation from the board and explained that the regular election of the three positions will occur at our Annual Meeting as usual. The position left vacant by the resignation still has one year left on the term, and that position will be filled by board appointment at the next regular Board meeting.

Further plans for the annual meeting were discussed, and noted that it will be held at the Galilee Room at Green Acres Crosswalk Center at 7:00 pm on Thursday the 24<sup>th</sup>.

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

Ken gave the board an update on the sinkhole problem on Woods Blvd. He met with three City employees at the location recently, and they mentioned that they have to eradicate the bats from the large pipes under the area. They further explained to Ken that there is some sort of pipe that is "too vertical," and should be more horizontal, and that the City plans to do work on this to fix the problem in the future.

A nearby resident requested dirt be added to the area at the HOA's expense, to make it more level. The Board's general position is that the

City will pay for that work at the time they do all the digging they are planning to do to fix the pipe and solve the sinkhole problem.

Ken also reported that 11 pine trees were removed (and the stumps ground) from the pool area that had been tagged for removal, and two dead trees that had fallen at the Southwood entrance were also removed for a very good price from Mike Moorman's Tree service. This also included clean up, haul off and dumping at the organic recycling facility.

Ken is going to check with TruGreen about the pH results for various areas of the greenbelt and make sure we are on track for the lime treatment that will correct the pH balance.

**VIII. No visitors present**

**IX. Adjournment**

Russell made the motion and Ken seconded that the meeting be adjourned. The motion was accepted and the meeting was adjourned at 7:15.

Respectfully submitted,

Ronald Stutes  
Acting Secretary