

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

January 20, 2022

## **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 Ken Wheeler, Jr, Richard Patteson, Ron Stutes, and Russell Williams. Eli Crow was absent. Our certified property manager, Dawn Smith, with East Texas Community Management, was not present due to illness. There were no visitors in attendance.

## **II. Minutes Approved**

The meeting minutes for our December 16, 2021 meeting were approved by email.

## **III. Property Management Report**

Because of Dawn's absence, the property management report was not given.

## **IV. Financial Report**

Because of Dawn's absence, there was no financial report.

## **V. Old Business**

### **A. Sinkhole on Woods Boulevard**

The board had a bit more information from a conversation Dawn relayed to Donna and Ken from Randy, at Express Sprinklers. The board briefly discussed this latest conversation. From Donna and Ken's understanding of these

conversations, the expert's opinion is that the pipe in the ground, on our greenbelt, comes from the resident's home, and has holes and leaks in it that he thinks would have caused the erosion by redirection of the resident's gutter downspouts onto HOA property. Randy also told Dawn, as Donna and Ken understood, that the pipe in the retaining wall also was the source of water falling onto our greenbelt, which would also result in erosion to our greenbelt.

Ron said he believed that our next step should be to ask Dawn to get a letter from Randy, detailing his findings. She should attach that letter to a letter from her, as our property manager, to the homeowner. It is time he learns what we've been told by an impartial expert.

## **VI. New Business**

### **A. Transfer fees**

The board briefly discussed the idea of transfer fees, based on an email Donna received from a local realtor. He was asking her how much the fees were that our HOA charges to new buyers. Donna referred him to Dawn, since she deals with all our financial records. Dawn told him most of the other HOAs she manages DO charge transfer fees, but we do not, and never have. Dawn's company charges \$250 in fees for the work she does for resale information she provides to the title companies. Dawn said some charge as much as \$350. The board decided to table this conversation when Dawn is in attendance, and we can discuss it more fully.

### **B. Toddler Swings**

This is another topic we touched on briefly, but decided to wait to see what information Dawn has gathered for us.

## C Dog Park

Donna received an email from a resident, asking if we had ever considered building a dog park. Donna discussed this with the board, and explained the rules that we would have to follow for the City to approve this. The costs were too prohibitive to even consider this idea. The board moved on, with no action taken.

## D. Southwood Landscaping

Donna explained that she had received an email from a resident, saying that he and his neighbors wanted to be able to traverse our greenbelt on Southwood via private property to Bentrige Court. He wanted the area cleared of leaves and pine straw, and down to bare dirt because he feared snakes hiding in the leaves. After talking to several homeowners on Bentrige Court, Donna learned that they did not want these people cutting through that area at all.

Actually, said one homeowner on Bentrige, they would much prefer to plant more trees on the greenbelt to help prevent people from cutting through that area, as well as dampening the noise from Old Bascom. The residents also did not want children from Southwood coming through that area all the time either. Donna showed photos of the area to the board. The board took no action.

## VII. Miscellaneous Non-Action Items

Donna reminded everyone about the Annual meeting next week, which is at 7:00 at the Crosswalk Center.

## **VIII. Visitors Comments**

No visitors were present.

## **IX. Adjournment**

Ron made the motion to adjourn; Richard seconded. The board was adjourned at 6:35 pm.

Respectfully submitted,

Ronald D. Stutes