

The Woods Garden Club Meeting Minutes

Wednesday January 18, 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 and Russell Williams. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. Eli Crow was absent. Dr. Andy Krause and Jon Stone were our visitors.

II. Approval of Minutes

The meeting minutes for December 7, 2022, were approved by email and provided to our webmaster for publication on our website.

III. Attorney's update on pending cases

The board had requested that our attorney be present to update us on pending cases. At our November board meeting, the attorney was unable to attend. The board requested that a written summary be provided if, indeed, he was unable to attend the December meeting. No written summary was received.

The board was greatly disappointed and “peeved,” as one board member commented, that our attorney not only did not attend, but did not bother to call to say he couldn’t be there. He simply did not show up.

IV. Property Management Report

This report was taken out of order from the agenda, since there was no time needed for the attorney's failure to appear as promised.

Dawn began her property management report by telling the board that James was planning to work on the pool gate's post since it had not rained lately and had dried up a bit, so he wouldn't get stuck again. However, his welding truck broke down, and he was not able to do it for that reason. He is still planning to get this done as soon as he can.

A resident complained about a minor repair needed on the playground equipment. James went over and took care of that. He also checked it thoroughly to make sure it was safe and secure in all areas while he was there.

There are eight people who owe for multiple years. 268 people have already paid their dues for this calendar year. 68 of those people paid the full \$300 without taking their discount for paying in January. The board is grateful to have that extra \$2,000 since prices on goods, services and equipment are continuing to rise.

There is one resident who owes multiple years of dues and fines. This is one of the cases with the lawyer. There are another couple of problem addresses that are also being sent demand letters.

The work on the drainage/sinkhole problem is nearing completion. It looks good so far, but the company doing the work is awaiting another delivery of special gravel for the remaining part of the area.

V. Dr. Andy Krause with UT Tyler

Dr. Krause arrived a little early, so he began his report upon arrival. His report was taken a bit out of order from the agenda, since the board didn't want to keep him waiting.

Dr. Krause spoke to the board about three grants UT Tyler has applied for through the Texas Department of Transportation. These grants total \$24.8 million dollars. These grants would pay for a variety of projects, including a pedestrian bridge, improved networks of sidewalks, and walking trails for more pedestrian safety. He reports that TX DOT is enthusiastic about the plans, and their chances to get these grants are high. This is only in the planning stages currently. There will be environmental studies, as well as the usual need to check on utilities in areas that must be avoided.

UT Tyler has many plans for the area, and Dr. Krause is particularly happy that the State of Texas is putting money into the Tyler area for improvements and expansion. Ron asked him to email a copy of the Water study they did, and he said he didn't see any reason he could not do that and would do so. He said there's a March 1st start date for the med school groundbreaking, to be followed soon by the new nursing school breaking of ground and construction work. He also mentioned that they are willing to create a retention lake if needed, and that they want to be good neighbors to us.

The board thanked Dr. Krause for coming to talk to us directly, to explain the plans, and keep us in the loop of what is happening.

VI. Financial Report

Our operating account, as of December 31st, has a total of \$27,166.30 and our Savings account has \$88,703.80 for a total of \$115,870.10.

VII. Old Business

The board discussed the plans for the annual meeting coming up next week. Donna reported that due to an illness in her family, she and Ron might have to miss it, but would do all she could to be there for the presentation. She asked the board to be there no later than 6:45, to be sure everything was set up correctly. Russell asked if it was necessary for he and Eli to be there? Donna said she didn't see any reason he needed to be there, since he's not running again.

VIII. New Business

Donna said that the only agenda item for New Business was to discuss and take possible action based on information we'd hoped to get from our attorney. Since he did not show up, we could not do that, so we moved on.

IX. Miscellaneous Non-Action Items

Donna said that Ken had told her about the Tyler Trees Committee's seedling giveaway 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 18th. Donna said she'd posted the information on Facebook. Ken said he didn't really have anything else for now, and everyone agreed they didn't either.

X. Visitor Comments

No comments.

XI. Adjournment

Ken made the motion that we adjourn. Richard seconded the motion. All agreed, and we were adjourned at 6:53 pm.

Respectfully submitted,

Ronald D. Stutes