

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday January 16, ,2025

Time: 6:00 PM

Meeting called to order by: Donna Dozier

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 was one visitor present: Mr. Curley Fillmore

APPROVAL OF MINUTES

The meeting minutes for December 19, 2024 were approved by email and provided to our webmaster for publication on our website.

RESIDENT'S APPEAL OF ACC DECISION

Mr. Curley Fillmore was introduced first. He came to appeal the ACC's decision to deny his solar panel installation, which was done without approval. Mr. Fillmore was given the floor to present his case. He said three other homes have solar panels, and he believed he was treated unfairly because they had visible solar panels. He stated one of the addresses was on Lake Forest. After presenting his position, the board told Mr. Fillmore that the two homes he'd mentioned do not belong to our HOA. The other home on Lazy Creek that has solar panels installed them without permission just like he did, and is being fined. The board thanked him for his attendance, and that he would be informed of the board's decision within three business days. Mr. Fillmore said he believed his attendance was a waste of his time.

PROPERTY MANAGEMENT REPORT

Dawn began her report by telling the board that the dues checks have been coming in, and that only 233 still owe dues for 2025. Dawn said 20 residents owe for multiple years—those residents have been turned over to our attorney for demand letters to be sent.

Dawn reported that she has emailed with the City about the Ridge Bridge railing (for the other side to receive a railing to match the one they finally put up recently) and to discuss them taking down their tree. The City representative said she will send someone out to assess the railing situation and to look at the tree. The City rep said the holidays had caused a lot of delays. The board is hopeful this will get attention soon.

Dawn said she would be registering the HOA for the Beneficiary Owners Initiative as soon as we get the go-ahead that it must be done. Right now, there are delays as it is being challenged in court, and it is currently on hold while that gets worked out.

A new "no outlet" sign was put up in Brighton Creek. Their association paid for the sign. The new post for Lazy Creek at Ridgebluff should be shipped in the next week to ten days, according to the lady at the company from whom we purchase these signs.

Dawn presented the most recent Violation Log, and the board discussed a few of the violations.

Ken mentioned several addresses that have visible generators and gave Dawn the specifics on those. Since many have tried to shield their generators with shrubs, it is now been shown that does not work. The exhaust from the "exercising" generators must do every week, plus their usage, causes too much stress to plants, causing them to die. Obviously, this leaves the generator exposed, and therefore, noncompliant with our covenants. Ken said masonry walls would be the best to hide them unless the shrubs can be placed far enough away to avoid the direct exhaust of the generator. Dawn said she would get the notices out to the addresses Ken gave her.

FINANCIAL REPORT

Dawn said she has been receiving dues checks and she was relieved to see money coming in, since we were down to \$20,455.65 in our savings account. We did receive some money back on a short-sale house, when the bank paid us for a tree we had to remove, as well as collecting back dues. The operating account had a total of \$56,449.04.

OLD BUSINESS

Donna reported that on December 18, she asked our attorney what his flat-rate charge is for his pre-written policies (he thought we should include in our deed restrictions), but he has yet to answer her question. Dawn tried to get ahold of him as well and was unsuccessful so far.

The board has already discussed the Ridge Bridge railing in the Property Management report,

NEW BUSINESS

Donna reported to the Board that one week prior, she and Dawn received an email from the Tyler Tabernacle's representative, telling us they had to cancel our use of their facilities for the Annual meeting. Because of the prior bad weather, they'd had to reschedule a meeting and needed the room for their own church business. After checking several replacement venues, the only available space was found at the Republic Icehouse's meeting area, which has a meeting space for business meetings, rehearsal dinners, etc. Dawn held that space, so we do

have a place to hold our meeting without having to cancel the scheduled date and spend another \$800 to mail out date change notices.

Donna said she only learned today, from our City Councilman (Lloyd Nichols), that the Tyler Water Utilities will be holding a meeting on that same date, during the same time as our Annual meeting. Donna said she posted the information on the Facebook page, as requested by Councilman Nichols. The board understands that this meeting was one many of our residents were looking forward to, so they could learn more about their exorbitant water bill costs and is aware that attendance may be down at our Annual meeting this year because of it.

MISCELLANEOUS NON-ACTION ITEMS

Donna asked Ken if he had any miscellaneous items to talk about, and he said he's checked on various water meters, and that we do have new digital meters at some locations. He said the seedling giveaway, sponsored by the Tyler Trees Committee, is set for February 1st. He talked about the seedlings that will be available, and that it is always a good thing to plant trees, especially since we have lost so many in the past couple of years. He said we need a non-eventful 2025 to help our trees.

The board discussed the resident's appeal of the ACC's decision to deny his solar panel installation. Since he had done so with no prior approval, there was nothing the board could do but deny the appeal. Our covenants, as well as the State of Texas' Property Code clearly state that permission must be awarded before solar panels can be installed. Donna said she would notify the homeowner. Donna said she would offer him the chance to voluntarily take the panels off his roof, to avoid a fine. If he declines that option, the board will decide at a later date what his fine will be.

Ron made the motion to deny the appeal. It was seconded by Richard and the board voted unanimously to uphold the ACC's decision and deny the appeal by the resident.

VISITOR COMMENTS

No visitors were present at this time, since our guest left after his statements.

ADJOURNMENT

Donna asked if there was a motion to adjourn. Ken made the motion and Troy seconded the motion. The meeting was adjourned at 7:00 PM on the nose.

Respectfully submitted,

Ronald D. Stutes, Secretary