

The Woods Garden Club Meeting Minutes

July 28, 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 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. One visitor, Mr. Troy Mills, was present.

II. Approval of Minutes

The meeting minutes for June 23, 2022, were approved by email.

III. Property Management Report

Dawn began her report by telling the board that the pool passed its inspection with NET Health earlier today. The inspector praised us for having the pool closed, since it was learned that the pool phone was not working. We had to close the pool earlier in the week because of a high acid presence. Doug Stapleton, with Whitehouse Pools, had to partially drain it to get the chemical balance restored.

The NET Health inspector says that our pool cannot be open when the emergency phone is not working. We have an appointment at the soonest possible time available, on August 4th,

for the repair of the phone. We are on the standby list for any cancelations that might move us up to a faster repair.

Dawn informed us that the pool pump has a small leak that needs to be repaired. She has contacted East Texas pools for that. Locksmith Services of Tyler are putting together a bid for the emergency exit for the pool, which will be a requirement for next year's pool season. We plan to get it done this season.

Dawn also reported that we had to purchase a new twelve-foot rescue pole for the pool area.

The board learned that there are only 14 residents who owe dues for 2022. Six residents owe dues for both 2021 and 2022. Our attorney is sending demand letters to those in arrears. One resident owes multiple years, and has been with the attorney for awhile now.

There were several notable violations, including two trailers, as well as two boats present in residents' driveways. There have been a number of calls and complaints about a trailer on Bentrige Court. Dawn said the letter she sent was returned as undeliverable, as was a letter for a home on Lazy Creek that has cut down two trees without permission and left stumps. There were ten letters sent for yard problems. Dawn said that the attorney has been provided with all the violations for the home on Oak Village.

Waterman Electric was finally able to come out and check every entrance/exit, along with the pool's storage area, for any electrical updates that needed to be done. Waterman is going to add an

outlet in the storage room. He is also going to check out the Ridge Hill's electric. (The fixtures and bulbs were replaced at the Southwood entrance sign.) A bid is being prepared and should be ready soon.

Dawn spoke to Beyond Backyards about a commercial swing set. This bid is to include two toddler swings and two belt swings. They will contact us soon with a bid.

Dawn is going to replace the propane tank at the pool as soon as she can.

IV. Financial Report

Dawn reported that we have \$138,524.36 in our savings account, and a balance in our checking account of \$42,476.00 for a current total of \$181,000.36. She reports that everything looks good and is running smoothly.

V. Old Business

Donna reported that, despite the extreme heat, we had a good turnout at the Splash Party. She said she had favorable comments from residents, and that it was an enjoyable afternoon.

The board discussed the sinkhole bid we'd received from JIK Drainage and Foundation Repair. Ken also told us about a bid he had gotten from Kenneth Fritcher, of Fritcher Construction. The board voiced concern that the resident needs to follow through with his promise to re-route his drainage pipe to go AWAY from our HOA property, and have it exit to Woods Blvd. in front of his

home. The board is anxious to get this drainage problem solved before it gets any worse, but believes that the resident must first get his side repaired before we can begin work on the HOA's side of the problem. Richard moved to have Dawn contact the resident, to inform him he has 30 days to find someone to do the work on his property, and schedule it as soon as possible. Ken seconded the motion. The board voted unanimously to put that plan in motion.

The board discussed the emergency exit gate plans during the property management update. It was with relief that we learned we are not required by NET Health to have the work completed for this calendar year. So, by getting it done this year, we'll be ahead of the requirements for next year.

VI. New Business

Donna told the board about a particularly egregious violation committed within the last few weeks in The Ridge. It was reported on July the 9th that a resident's dark red brick home on Lazy Creek had been painted with white primer. No ACC request had been made and no permission had been received for such an action. The ACC was alerted, and the residents were told of their violation, along with being asked to stop work immediately. They did so. Ken pointed out the very valid reasons that experts agree that painting brick is a bad idea, including the fact that brick is a porous material, and paint allows moisture to be trapped inside, which does not allow for the brick to "breathe," as is necessary. This can cause all sorts of problems, and even lead to structural damage. Ken, the head of our ACC, believes it's not a good idea

to paint brick, and so do experts Ken researched, such as Bob Villa.

The resident was fined the maximum fine of \$50 for such a blatant violation, but this also led the board to discuss a need for a heavier penalty to those who commit such an irreversible action. Ron suggested that a fine of “up to \$10,000” would be in order, and the board discussed this. Ken made the motion to allow a fine of “up to \$10,000 dollars” for egregious actions such as this, where an action is done without approval and is an irreversible thing. Richard seconded this motion, and the board voted unanimously. Ron will draft the language for this new rule.

Donna spoke about the second matter of new business, which is to have our pool’s address painted on the curb between the two stairways at the pool area. Donna identified a business, which is the only licensed curb-painting business in Tyler, who can do this. The board agreed that this was a good idea to do. Ken made the motion to pay to have this professionally done, and Richard seconded the motion. The board voted unanimously to do this. Donna is going to contact the business owner and try to schedule it as soon as possible.

VII. Miscellaneous Non-Action Items

Donna said that she and Ron could not attend the next regularly scheduled meeting on the 18th, so there was a need to change the meeting date for August. The board agreed that August 25th, one week later than normal, worked for everyone. That is when the next meeting will be, pending our meeting place being available.

Ken reported that he has been very busy working on rotors and all the sprinkler systems throughout the neighborhood. He also reported that he has talked to his Vexus contact about the cut wires and broken sprinklers they've caused. It was also noted that Vexus has fired the subcontractors they were using, and now have a different company doing the boring work

Donna said that the Southwood entrance has received all new fixtures (and new bulbs), so the lighting is now working at the sign area. Our handyman, James, found an electrician who got this done for us.

VIII. Visitor Comments

Our visitor, Troy Mills, introduced himself and said he wondered just when Vexus is going to be finished with their boring. He said it got near his home, and just stopped. The board figures that this stoppage was due to the change in subcontractors by Vexus, and that the work will now commence.

IX. Adjournment

Ron made the motion that we adjourn. Ken seconded the motion. All agreed, and we were adjourned at 6:56 pm.

Respectfully submitted,

Ronald D. Stutes