

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday July 17 ,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., Ron Stutes, Chris Petty, Troy Mills, and Richard Patteson. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors in attendance.

APPROVAL OF MINUTES

The meeting minutes for June 26, 2025, were approved by email and provided to our webmaster for publication on our website.

PROPERTY MANAGEMENT REPORT

Dawn began her report by saying that the pool committee is doing a great job this year. We have not had any "big" problems this month. Dawn has gotten the large containers of pool chemicals, and is hopeful that will see us through the rest of this season. Caesar reported to Dawn this past Monday that he had to shock the pool, and it was closed until noon that day. It reopened, as planned, at noon and has had no other problems since that time.

Dawn said we're at about the same place with the dues that are owed as last month. She said 23 owe for 2025, and 15 owe multiple years. We have still gotten more dues than this time last year.

The Southwood lights were checked after a resident report of one of the fixtures flickering. The fixture was replaced, along with a new bulb and sensor. It was noted that there is significant shade there, and that sometimes causes the lights to stay on when it's daylight. Troy mentioned it needs a timer.

The City still has an open work order for the tree issues at the Ridge Bridge. They have not checked these trees yet. Dawn said she told them one of them, in particular, "looks very scary."

The board discussed the violation log. Dawn will update the log after confirming three addresses with Troy. Dawn said she'll do a drive-through tomorrow. Ken thanked Dawn for sorting the violations by street.

FINANCIAL REPORT

Dawn reported financial information as of the end of June. The Operating Account had \$16,900.19, and the Savings Account had \$130,687.32. That total is \$147,587.51. Dawn said she moved \$15,000 to the Operating Account just today. Dawn pointed out that the pool fence and door that was replaced were included in this month's report.

Ron asked what the \$880 for signage was, and Dawn said that was the amount we paid to have the new sign post installed at Ridgebluff and Lazy Creek.

OLD BUSINESS

Donna asked Dawn if she had heard anything from our attorney. She said she had not, since the email he sent to Donna, in reply to her question to him.

Donna summarized the remarks from our attorney. He told us to consider more fines for one of our long-standing problem violators. The board discussed this particular homeowner's issues. Ron had a couple of questions that he asked Dawn to clarify with our attorney. She made note of those questions and will contact him for further information. After Richard suggested checking with the City for a specific question we had, Ron asked Dawn to check on that, too.

The board discussed a lien, and Dawn explained that in the resale certificates she does, to provide clear titles, all fines will show up at that time and will have to be paid to obtain a clear title for re-sale of the home. The board wants further clarification from our attorney about the benefit of placing a lien on the home now. Ron added that he wants Dawn to ask the cost of placing a lien on the property.

Other major violators were also mentioned. The board was in agreement that we needed our attorney to clear up a couple of questions.

Donna asked Dawn if she had heard anything from the multi-violation home on Bentrige. No, Dawn reported, she had not. Donna told her to contact the homeowner and find out what his plans are to remedy his violations.

Next, Donna pointed out that we had already discussed the next item during the property management report, about the trees at the Ridge Bridge.

Donna asked Troy if he had heard anything from his stair-railing guy, and he said he had not. Troy said he saw in old records that as far back as 2013, previous boards had talked about stair railings, and Chris said he thought it was time to do it. Donna said that we did have a bid, from awhile back, from the same people who just did work for us on the wrought iron fence at the pool. The board asked Dawn to find out if that bid would still be valid. Dawn agreed she would contact them to find out if the materials cost has gone up. Richard said he believed they were needed. Chris said he doesn't like having something hanging this long, and believes it's time to do it. The board was in agreement on that, and lamented how long it takes to get things done! Donna said if Dawn can find out if that bid is still good, we will act on that at our next meeting.

Next, Ron presented what he had learned about transfer fees. He found, in the Texas Property Code, Section 5202, that a transfer fee is void if it is added or created on or after the enactment of the law. Donna said, since we have not done so, we are not allowed to start now.

Donna reminded everyone that the former president of the POA had asked if we charged transfer fees, and that the POA was going to start doing so, because they were "supposed to." Now we have determined, for certain, that is not true, and we have been acting correctly. Dawn's management company charges for the resale certificate, which is a separate thing from a transfer fee. The HOA does not benefit even one penny from that fee that is paid to Dawn.

Lastly, in the Old Business category, Donna asked if everyone got the finalized list Ron prepared for the Expectations of Property Management? Donna said it's a general guideline, and just because something is not on the list, does not mean a property manager does not have to do it for us. Ron said he believed we should vote to adopt this as our policy. Richard made the motion to accept this as our policy, and Chris seconded the motion. The board voted unanimously to adopt this policy as our guideline for the management of our property.

NEW BUSINESS

Donna said the only new business she had is to ask if everyone is available on August 28th to change our August meeting date. Everyone agreed the 28th works, and so we have changed our meeting date from the 21st of August to the 28th, since Donna had already confirmed with Kinzie that the room was available then.

MISCELLANEOUS NON-ACTION ITEMS

Donna said she had a report about the POA's pool problems to let everyone know about. (The POA is a separate organization that our Garden Club has no control over.) It seems

that the City of Tyler has shut the POA's pool, which was built in 1984, because they have had no permit in all these years. The board discussed this bit of news, and mentioned feeling sorry for all they will have to do to get the permit. It will be a huge expense for the POA. Donna said they currently have a person as acting president, and will not have an election until the end of August. In the meantime, the lady who is trying to resolve these issues has asked Ken if Wheeler Development had any of the pool's original plans, and he said they had nothing to do with it.

Donna said she offered, in an email to the lady, to help offer suggestions, like making sure board meetings are posted correctly, in accordance with the Open Meetings rules, but has not heard back from the lady at this time. The board sympathizes with what is an overwhelming situation for the Woods I and II Property Owners Association.

Ken said Kenneth and his crew are working on the main entrance, where he is trimming the red-tipped photinias, removing poison ivy, and has taken down a small tree growing amongst our Live Oaks. Ken mentioned that he saw another lounge chair that was ripped up, and set aside. We will have those removed as soon as we can.

Donna asked if the water heater has been installed yet, and Troy said he has not gotten to it yet. He is still planning to do it as soon as he can.

Ken said Hugo has been out, and found out a line was cut by Vexus or some utility company that is located where the greenbelt meets Woods Blvd. He is checking other areas, too.

Dawn said she was getting a text from someone who wanted a pool key right at that moment. The address given is one of our long-standing problem homes. No pool key can be given to someone with outstanding violations.

VISITOR COMMENTS

No visitors were present

ADJOURNMENT

Ron made the motion to adjourn, and Troy seconded the motion. The meeting was adjourned at 6:50 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary