

The Woods Garden Club
Meeting Minutes

June 27, 2019

I. Call to order

The meeting was called to order by President Donna Dozier at 6:30 p.m. The board members in attendance were Richard Patteson, Eli Crow, Ron Stutes, Russell Williams and Ken Wheeler, Jr. Sandy Colvin, a resident, was present. Also present was our Property Manager, Dawn Smith, with East Texas Community Management.

II. Approval of Minutes

The Minutes from the May 16, 2019 meeting were approved by email.

III. Resident to Discuss Parking Violations

Sandy Colvin addressed the board about parking violations people have received for parking in the street overnight. She expressed her desire to be able to call ahead, to report plans regarding overflow parking and the need to park in the street for overnight guests, particularly for our older residents. She also wanted a way to have a “pass” or some sort of document to display in a car window, which would let our patrol know that the person had called ahead. Our property manager, Dawn Smith, explained that these parking notices are just that: a notice to the vehicle owner that parking is not allowed on the street. All a resident has to do is call and explain their situation, and there is no further problem for that resident. Mrs. Colvin said that she knew many residents who have had guests who needed to park overnight because of funerals, or sickness in a family or graduation parties, etc. Dawn said that she

can make clear, on the back of the notice that our patrol places on cars, exactly what steps a resident may take to clear up the violation. Mrs. Colvin said that would be very good and helpful.

It will also be posted on the Facebook page regarding parking violations, to let it be known that our residents can call ahead to prevent the chance of receiving a ticket at all.

IV. Property Management Report

Dawn reported that we are on track and set to co-host the Splash Party with Crutcher and Hartley on Saturday the 29th of June.

She reported that a minor gasket was replaced on the pool pump, which had caused a low flow from the children's pool. A few chairs at the pool were disposed of, and more will be purchased. A cover near the children's pool was replaced, and a spare was also purchased.

Dawn reported that there are now 21 residents who have not paid anything for 2019. Six are with our attorney. Two are on a payment plan and are paying monthly. Two have paid half of their bill. One, which had been served court papers, paid the entire amount, and is now paid in full, and has set up an automatic monthly draft to stay current.

Dawn also reminded the Board that the violations log is working well and allows everyone to go look at it at any time. It has separate pages for Violations and Parking. Our every-other-week patrols for parking on the streets overnight will continue. There is a repeat offender on Bentrige that is receiving a letter.

Dawn also reported that she and Ken met with a homeowner who has egregious violations on Canyon Creek Circle, and there was a discussion about this problem.

V. Financial Report

Dawn reported that there is \$38,857.17 in our checking (operating) account and \$140,388.06 in our savings account for a total of \$179,245.23.

VI. Old Business

No appointment was made to the Board. Donna updated the Board on the number of new resident letters she has sent to welcome the newcomers: nine recently; a total of 25 for the year so far.

VII. New Business

--The Board discussed the plans for the upcoming Splash Party, including what time to arrive, who will bring what items, and a general outline of our duties.

--Board member Russell Williams talked to the Board about possibly adding lighting to the entrance at Stonebrook to make it more visible at night. He said it's difficult to see, because the one street light that is nearest the entrance is blocked by a large tree. Dawn is going to get bids from our electrician to find out what kind of costs we would incur to provide better lighting there.

VIII. Miscellaneous Non-Action Items

--Ken gave an updated report that he has checked again on trees for a resident who spoke about her fear and concern at our Annual Meeting. She said she was worried about two pines on the greenbelt behind her neighbor's home. Ken went out after the Annual Meeting and checked on the trees and didn't think they were hazardous or dangerous. Later, at another time, Ken visited with the resident and talked to her for over an hour about the trees. He also had a tree service come out at another time, and the tree service owner said he thought the trees were not a problem and didn't need to be removed. Ken contacted Eric Artmire's company, Artmire's Urban Forestry. Mr. Artmire examined these trees on our greenbelt. The following is Mr. Artmire's expert opinion regarding these two trees:



Invoice

Bill To Woods Homeowners Association Attn: Ken Wheeler Jr.

Date 06/25/19	Invoice No. 661	Phone 903-571-3072
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Due Date 06/25/19

Item	Description	Quantity	Amount
L 12	<p>Fenceline Pine Tree: Inspected large 28" dbh Pine Tree. Tree shows to be in fair health. No visible defects, besides being a large, fully mature Pine, its difficult to place this Pine in a category of unacceptable risk. Yet, all trees have some risk if targets are within fallzones.</p> <p>When individuals/clients become concerned with trees belonging to other property owners and the tree in question doesn't merit removal- other than being a large tree- I typically recommend to let the concerned individual pay for removal costs, if removal is a granted option from owner.</p> <p>Inspected an approximate 24" dbh Pine, difficult to visually inspect due to dense vine growth surrounding this particular pine. However, lower mainstem is showing old wounds/with recretion wood forming, this classifies as (structural) defect, adding more risk to keeping this Pine. *Removal of this Pine is recommended*</p>		80.00

Subtotal	\$80.00
Sales Tax	\$0.00
Total	\$80.00

Because this resident said she is so worried about these two trees, she was informed that the HOA will get bids to remove the tree that Mr. Artmire thinks might be worth removing because of a structural wound it has suffered. Since Mr. Artmire determined that the other tree did not merit removal, she was informed that she could remove it at her expense.

--The Board also discussed a homeowner's problems with a neighbor who has built a parking pad that sits directly behind her home and has caused flooding in her yard. Not only is this a violation (to redirect water to a neighbor's property), but the homeowner who built the concrete pad did so without approval from the ACC. There are numerous violations of our covenants at this home, and the homeowner will soon be receiving notification of all of these.

--The Board discussed Ron and Donna's attendance at UT Tyler's meeting about their sidewalks, for which they hope to receive grant money to construct. Ken also noted that representatives for UT Tyler will be assessing the Storey Lake problems in mid-July.

IX. Visitor Comments

No additional visitor comments were received.

X. Adjournment

Eli made the motion to adjourn. Ken seconded the motion. All agreed and the meeting adjourned at 7:39 pm.

Respectfully submitted,

Ronald D. Stutes