

The Woods Garden Club HOA Meeting Minutes

June 23, 2022—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 Ken Wheeler, Jr, Ron Stutes, and Richard Patteson. Eli Crow and Russell Williams were absent. Also present was our certified property manager Dawn Smith, with East Texas Community Management. There was one visitor present: Billy Wilkinson.

II. Minutes Approved

The meeting minutes for our May 19th meeting were approved by email.

III. Visitor Comments

As is customary when a visitor is present, the board gave Billy Wilkinson the chance to speak first, so he would not have to sit through the long meeting, and wait until the end to comment. The visitor comments were taken out of order for that purpose. Mr. Wilkinson was concerned about a new resident's plan to build a separate building next door to him. Ken Wheeler Jr, the head of our ACC, assured him that any addition for the intended studio would have to be attached to the home. The plans have not been received from the new owners yet. Mr. Wilkinson thanked the board for his chance to clarify the plans by his soon-to-be new neighbors.

IV. Property Management Report

Dawn began her monthly property management report by telling the board that 360 Pools is still so far behind, they have not yet been able to give us the bid to redo or repair the flagstone edging at the pool. They are still planning to get to us when they can. Dawn contacted another company to see if they could do it, and they're so busy, they said they couldn't even take on the job.

She also reported that she ordered and purchased new signage for the pool, which is a requirement for us to post by NetHealth. James will get the signage up as soon as he can.

Last Friday, East Texas Pools was able to come replace the pool lights' bulbs and gaskets, so that now, all three are working properly. The bill has been paid.

There are 25 homes that owe dues for 2022. Nine residents owe for both 2021 and 2022. Our lawyer is sending them demand letters. One residence owes multiple years and has been with the attorney, and continues to escalate. We have asked for a lien and foreclosure process to begin.

The most notable violations this month were two trailers, two boats, and 12 homes got letters about their yard maintenance. Dawn has also updated the attorney regarding the situation with the violations at the home on Oak Village that has been an ongoing problem. A home on Lazy Creek was noted to have cut down at least two trees without permission, and a letter and notice of fine will be going to that home. Dawn provided the violation log for the board to review.

Dawn will be meeting Waterman Electric next week, during the week of June 27th, for them to assess and evaluate the electrical issues at the front entrance as well as all other entrances. And

finally, Dawn reports that she has not yet received the second bid for work on the drainage issue on Woods Blvd.

V. Financial Report

Dawn reported that everything looks good with our financial situation. The Operating account has \$49,094.46, and the Savings account has \$138,509.30, for a total of \$187,603.76.

VI. Old Business

The board discussed the most recent visit by a company to assess the cost to fill in and repair the problem of the sinkhole/drainage issue on Woods Blvd. Richard mentioned it would be a good idea to check with our insurance company to see if we are covered for any amount of repairs that will have to be done. Dawn will check on that.

Dawn reported that she had found a company that sells frames for swings, and did we want a two or four-set type of swings? Donna asked Dawn to get prices on both the two-set and four-set type of swings. The board also asked Dawn to find out from the City what requirements we have to provide, in the form of soft-landing type filler under the swings. Dawn is going to check to find out all the requirements for safety we will have to provide.

Dawn has talked to Locksmiths of Tyler who will provide bids on a pool gate that can be opened without the key card from the inside. Alternatively, she will also check on having the current gate reconfigured so as to allow a push bar to open it from the inside in an emergency situation.

The board discussed the residence on Oak Village that is currently with the attorney. He is to go forward with seeking the

finances that accrued because the resident did not do any of the repairs she agreed to do within the time period allotted to her.

VII. New Business

Donna told the board the plans for the Splash Party, which had been discussed with Christa, at Crutcher and Hartley. The plan is for the party to begin Saturday the 25th at noon, and go 'til 3:00 PM. Donna has invited the Texas Taco food truck. Crutcher and Hartley are providing the giant water slide once again, and Dawn will donate her DJ duties for us at no cost (thank you, Dawn!) Crutcher and Hartley are also donating \$200 towards the taco truck costs, and the board decided to increase our donation to the cost by \$50, for a total of \$550 to provide free tacos and drinks for our residents. Ken made the motion to approve the extra \$50 and Richard seconded it. The board voted unanimously to spend a total of \$550 for the food truck.

Donna mentioned that a resident had suggested we have another “crime seminar” like the old Neighborhood watch meetings we’ve had in the past. The board will consider doing this as a get-together at the pool area after the temperatures are not so scorching, which would keep us from having to pay to rent a venue to hold the meeting. Dawn is also going to check to see if the police will provide a monthly crime report like they do at another one of the HOAs she manages.

VIII. Miscellaneous Non-Action Items

Ken mentioned that we need a new power strip in the pool storage area—a type that doesn’t have an on/off switch. Dawn said she would take care of that. Ken also said he had talked to Vexus about a dry area, which indicated that maybe a control wire

might have been hit in the digging they were doing. It was fixed quickly.

Hugo is going to work on the issue on the greenbelt that had caused us to have to shut off the water meter in Broadmoore. Ken said Hugo has been so busy, but he was hoping he could see to it right away. Ken also mentioned that he'd handled a sprinkler issue at the Eastwood exit.

Ken said he is still waiting on bids from our tree guy, for bids on tree removal at the Southwood exit, as well as another location. He is hopeful those bids will come soon.

IX. Adjournment

Ken made the motion to adjourn; Richard seconded. The board was adjourned at 6:55 pm.

Respectfully submitted,

Ronald D. Stutes