

**Woods Garden Club HOA
Minutes of Board Meeting
Thursday, March 22, 2018**

I. Call to Order

- The meeting was called to order by President Donna Dozier at 6:30 P.M. Other Board members present were Richard Patteson, John N. Serio, Ron Stutes, and Ken Wheeler, Jr. J. Eli Crow was absent. Dawn Smith of East Texas Community Management was present. Guest was Russell Williams.

II. Approval of the Minutes

- The minutes of the February 15, 2018, meeting were approved by e-mail.

III. Property Management Update

- Dawn is scheduled to take the required pool certification course on April 27, 2018. She will also make sure all the required apparatus for the pool is in good working order (emergency phone; gate lock; furniture, etc.). She is also looking for new side tables for the pool lounge chairs.
- Dawn indicated Jason's Lawn Care and Landscaping provided a reasonable bid for repairing the stonework around the pool. Ron moved that we accept the bid and proceed, and Richard seconded the motion. The motion carried.
- Thirty-nine residents have not paid dues for 2018, sixteen of whom have not paid for last year as well. Four accounts are currently with our lawyer; of these, two have developed payment plans.
- Dawn indicated that about seventeen violation letters, including second letters, have been sent to residents for violations ranging from unkempt lawns to trailers in driveway to tree stump removal to exposed trash bins. Many violations have already been resolved.

IV. Financial Report

- There is currently \$118,187.07 in the Checking/Operating Account and \$52,013.35 in the Savings Account for a total of \$170,200.42 for Checking/Savings.
- Ron moved and Richard seconded the motion that we move \$75,000 from checking into savings. The motion carried.

V. Appoint a Board Member for Vacancy

- Guest Russell Williams expressed an interest in serving on the Board. He has lived in the Woods since 1998 and desires to help out in any way he can by serving on the Board.
- Ken made a motion to select Russell Williams to complete Marc Ritthaler's remaining term of office, which expires at the next annual meeting, and Richard seconded the motion. The motion carried. Welcome to the Board of Directors, Russell!

VI. Old Business

- None

VII. New Business

- Security Committee
 - None of the individuals who had expressed an interest at the annual meeting to serve on a security committee was present.
 - The Board will assess security needs during the year to make a determination as to whether or not a security service is needed.
- Pool Opening Date
 - The opening of the pool has been set for May 1, 2018.
- Lights Out at River Oaks Entrance
 - Richard indicated that two spotlights on the River Oaks entrance are out. Dawn will ask Kenneth Edwards to look into the matter.
- Main Entrance Shrubbery
 - Ken indicated he would look into replacing the photinia shrubs at the main entrance with another type of shrub.

VIII. Miscellaneous Non-Action Items

- Ken wondered whether we should occasionally mow the area between the offices of Crutcher & Hartley Re-Max and Magnolia Internal Medicine. Members of the Board wanted to look at the area first.

IX. Visitor Comments

- None

X. Adjournment

- Ken moved and John seconded the motion to adjourn. The motion carried. The meeting adjourned at 7:15 P.M.

Respectfully submitted,



John N. Serio, Secretary