

The Woods Garden Club HOA Meeting Minutes

March 24, 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 Ken Wheeler, Jr, Richard Patteson, Ron Stutes, and Russell Williams. Eli Crow was absent. Our certified property manager, Dawn Smith, with East Texas Community Management, was also present. There were no visitors in attendance.

II. Minutes Approved

The meeting minutes for our February 17, 2022 meeting were approved by email.

III. Reserve Study Zoom Meeting

The board arrived a few minutes early, in preparation for the scheduled Zoom meeting with the company who completed our Reserve Study. We were all ready at the appointed time, but the Zoom contact was never made.

IV. Property Management Report

Dawn began her report by reminding the board she plans to start giving out pool key cards on April the 1st. She said that our pool permit has been received. The pool's software is currently offline; Overhead Door is working on that issue. Mechanical keys have been supplied to Doug, our pool guy, as well as our landscaper, so they may work inside the pool gates.

Dawn reported that 40 homes owe dues for 2022. Thirteen owe for both 2021 and 2022. Our attorney is sending them demand letters. Four homes owe multiple years, and have been with the attorney, and will continue to escalate, following the prescribed timeline. We have asked for a lien and foreclosure procedures to begin for one of the most flagrant offenders. Fees for this one home, which is particularly derelict in following through with promised repairs and payments, has reached an exorbitant total. The attorney is filing a petition for that home tomorrow.

Dawn plans a drive through soon, but did make note that the POD has been removed from a home that has received repeated complaints about its presence. Also, the Porta-Potty was removed from a residence on Ridgebluff Circle. The board discussed other violations that have continued to be a problem. Dawn mentioned that several people have promised to grind the stumps in their front yards, after receiving violation letters about them.

Our electrician will come check the front entrance, as well as all the other entrances next week. He is asked to evaluate the electrical conduits for whatever issues need to be repaired.

Express Sprinklers gave us a bid for a drainage problem at 3501 Woods Blvd. Ken asked for another bid to be given on that problem. No response from the homeowner, after sending him a letter of explanation of findings from the expert we hired. We also received a bid from Poseidon Power Washing for work at the front entrance.

V. Financial Report

Dawn reported that the Operating Account has a balance of \$113,291.60. The Savings Account has a balance of \$98,482.80. The total of both accounts is \$211,774.40.

Everything looks good, except for that excessive water bill, which is still much higher than it should be. Ken is going to check and see what he can learn.

VI. Old Business

A. Sinkhole on Woods Boulevard

Dawn has sent a letter to the resident, detailing the board's proposal for the next steps for this sinkhole problem. Ken said that he believes another bid would be good; everyone agreed with that statement. As mentioned earlier, the homeowner has not responded to a letter from our property manager.

B. Front Entrance Bids

The board had two bids to consider from two reputable companies for work on the front entrance brick and stonework. The group discussed the information gathered from several experts on brick work, who said they did not recommend sealing brick. Donna showed a photo of the front entrance, which underscored the need for the work to be done.

Ron made the motion to accept the bid of Poseidon Power Washing, and Ken seconded that motion. The board voted unanimously to accept that bid, and Dawn will notify the company tomorrow, to let them know they can begin work as soon as possible.

C. Swings

Ken said he spoke with Lee Ann Robinette at the City, who informed him that they sell all their old swing sets, and

have none available for us to purchase. Donna asked Dawn if she gets commercial catalogs for play equipment. Dawn said that one of the HOAs she manages has some commercial-type play equipment. She's going to ask them if they have a catalog or a contact from whom we can purchase equipment. She will report her findings at the April meeting.

VI. New Business

A. Chapel Hill ISD Superintendent Presentation

Donna said that the administrative assistant for the Chapel Hill Superintendent has been in contact with her, wanting to arrange a meeting for him to speak to our board about the upcoming bond issue. He wants to speak to our residents as well, since he knows the tax increases are a concern for homeowners within the district. Donna said we would be willing to make that happen, providing a location for a larger number of people could be found. Donna suggested we move our regular meeting, which would be April 21st to April 28th, so that our normal meeting date (the 21st) would be used for this "special meeting" about the bond issue. The board agreed that those dates will be used as proposed.

B. Water Usage Report Compiled by Ron

Donna said that Ron had spent a good bit of time, compiling the locations and usages of all our water meters over the past few month's billing cycles. Ron discussed his findings including the fact that we have meters for which we are being charged a minimum usage fee, but those meters have zero usage. He cited those locations.

Ron reported the locations that are using the most water, which are garnering the highest bills. The board discussed these findings, and Ken is planning to check on this problem to determine if we have a leak. Ron compiled a spread sheet, showing the usage data for each of our water meters.

VII. Miscellaneous Non-Action Items

Ken said he spoke with our City Councilman, Bob Westbrook, about various topics recently. Our councilman told Ken that the Shiloh Road extension's engineers are to start work in September. We will need to order the arm for our sign that is at the Southwood entrance. Donna and Dawn said they thought we might have an extra sign, then realized we may have already used it somewhere else. Ken will check our storage unit to see. He also mentioned he still has the stop-signpost that was removed from one of our T-intersections.

The board noted that there have been several daffodil sightings throughout the neighborhood, from the plantings we've done. Donna said she was pleased to see the ones that came up at the base of the Ridge Hill, particularly because the City did work there after they were planted, and they came up and have bloomed despite that!

VIII. Visitors Comments

No visitors were present.

IX. Adjournment

Ken made the motion to adjourn; Richard seconded. The board was adjourned at 7:01 pm.

Respectfully submitted,

Ronald D. Stutes