

The Woods Garden Club Meeting Minutes

Wednesday March 15, 2023—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, Jon Stone, and Chris Petty. Richard Patteson was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. Mr. Troy Mills was also present, (and became a board member during this meeting).

II. Approval of Minutes

The meeting minutes for February 15, 2023, were approved by email and provided to our webmaster for publication on our website.

III. Property Management Report

Dawn began her property management report by telling the board that James has still not had a chance to get the post secured at the pool. He is waiting for the ground to dry out enough to be able to drive his truck with the welder to the gate. With the limbs down, and the wet conditions, he has been unable to do that.

Donna asked Dawn if James had answered our question about his ability to fix the grout? Dawn said he does not think he could do that type of thing. Dawn is still working on getting a bid. One of the companies she called is not returning her messages. She is still trying to get bids so it can be done before the pool opens.

Dawn reports that, as usually happens every year at this time, Doug detected a higher than usual cyanuric acid level in the pool. The solution is to partially drain the pool to get rid of the buildup of the chemicals. He has done that successfully for the past three years, and has done so this year as well.

The pool permit has been paid for and received.

Dawn said six residents owe for 2022 and 2023. Demand letters are to be sent by our attorney. There are still 64 remaining residents who have not paid any dues for 2023.

The board discussed the various violations, including the fact that the resident who installed lights high up in the trees at their home (without permission) has not replied to the violation letter. Another resident has finally made contact, after numerous attempts to contact them about their list of violations. A resident who was told to grind a stump has replied to his violation letter, expressing the fact that he will do so.

One resident replied to his violation letter, expressing his desire to keep his storage unit. Another resident who has a storage building has not replied at all.

Dawn reported calling the City several times about their promise to pick up, at no extra cost, the limbs and debris that residents were encouraged to pile up in front of their homes. She also reported the piles of tree debris, including someone's dumping of shingles, on the City's easement at the Southwood exit. The City has indicated that it will be done.

Dawn said she has continued to call Granite Division to see why there are flaking white spots on the Eastwood sign. She said she has talked to several people there, and has left messages for the guy

who told her he would come look at it. Dawn said she's going to go to their office in person and see if that will finally get us an answer.

Dawn said the company that did the drainage work on Woods Blvd told her he was already aware of the continued erosion, since he had come by to check on it and saw that the fix was not 100% effective. He is going to do more work on it.

IV. Financial Report

Our operating account, as of February 28th, has a total of \$110,379.30 and our Savings account has \$88,782.30 for a total of \$199,161.60. She said everything is as usual for this time of year. The board realizes the extra tree costs caused by the ice storm will "bust" the tree budget.

V. Consideration of appointment to open seat on Board

The board has had a vacant seat since January of 2019. One of our long-time residents showed interest in being appointed to our board. Donna welcomed Troy Mills to stand, introduce himself and tell the board why he would like to be on the board. Troy discussed that, as a new retiree, he can now serve on boards, and would very much like to serve the community and be a part of our board. He and his wife Susie, a one-time Secretary for the Board, have lived in The Woods since 2008, and plan to stay here.

Ron made the motion that Troy fill the vacant spot, and Chris seconded the motion. The board voted unanimously to appoint Troy to our board.

VI. Old Business

Dawn said that she has not been able to get an answer from the attorney again, for the ongoing legal issues because he is moving his offices, and no longer has a partner. Donna asked Dawn to get an answer of some kind for us by our next meeting.

The board also discussed, in detail, the various actions taken to clean up after the ice storm. Our tree guy is stacking debris and getting it out of the way so he can get in to take down hanging limbs, and is working to get things cleaned up and safe for all our residents. He has been working in all areas of the neighborhood. He also has pointed out some dead trees that will need to be taken down, and has been given approval to do so. The work will continue until it is all completed.

VII. New Business

Donna said that she attended a meeting last week, held by the City of Tyler for the stakeholders involved in the Shiloh Road Extension Project. Ken and Ron also attended these meetings. The City provided a map to help visualize the future route proposed for Shiloh Road to be extended. Right now, if the plan continues as is currently proposed, Shiloh Road will come closest to our Westbluff Court residents. That plan may change numerous times before construction begins. Donna said she asked if they are planning a dedicated left turn lane for our residents, as they come into Southwood from the future Shiloh Road, since they are talking about having a median. The City engineer said yes, they were certainly planning for that. They will continue to do traffic studies, and will also hold meetings in the future for the public to see and have input on the plans. Donna said that they're looking at early 2025 to begin the actual construction. The board discussed the proposed route for that street extension.

Donna also mentioned that Councilman Westbrook informed us that the Toll 49 Project seems to have gotten more attention for areas further to our north, all the way to the Oklahoma border, and that our area seems to be on the “backburner.” Councilman Westbrook said he is going to push for our area to get more attention, and try to steer them back to discussing what they are planning in our immediate area.

V. Miscellaneous Non-Action Items

Ken said he has handled numerous ACC requests for tree removal. He said he has also been in contact with Hugo, who does work for us on the sprinkler system. He has asked Hugo to check some issues at the main entrance. Ken also said Hugo will look at the pool area and make sure everything is tip-top there.

The board discussed the water bill that continues to be high at Broadmoore. Ron provided Ken with the meter numbers so he can check them again.

The board mentioned once again how happy we all are to have Troy Mills join us. Thanks to Troy for his willingness to serve our community.

VI. Adjournment

Ken made the motion that we adjourn. Ron seconded the motion. All agreed, and we were adjourned at 6:55 pm.

Respectfully submitted,

Ronald D. Stutes