

**Woods Garden Club HOA
Minutes of Board Meeting
Thursday, May 17, 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 J. Eli Crow, John N. Serio, Ron Stutes, Ken Wheeler, Jr., and Russell Williams. Absent was Richard Patteson. Dawn Smith of East Texas Community Management was present. No guests were present.

II. Approval of the Minutes

- The minutes of the April 19, 2018, meeting were approved by e-mail.

III. Property Management Report

- Pool
 - The pool lights are not coming on automatically. Dawn will contact Waterman Electric to check the timer and East Texas Pool to change one of the lights in the pool that is not working.
 - A locksmith will come out to adjust the pool gate lock and hinge.
 - Ken noted that the water heater in the pool storage room is not working and requested that an electrician fix it (it has a blackened wire leading to it, which suggests it suffered damage from the electrical storm last summer).
- Dues
 - Thirty-one residents have not paid anything for this year. This includes ten residents who have not paid for last year as well and who have been turned over to our legal services (two have set up payment plans).
- Violations
 - A number of violation letters have been sent, including an on-going compliance issue with a resident in the Ridge.
- Insurance
 - Our insurance renewal rates from State Farm have increased from \$3702 to \$3748. Payment is due July 15, 2018.

IV. Financial Report

- As of April 30, 2018, there is \$35,859.21 in the Checking/Operating Account and \$127,099.72 in the Savings Account for a total of \$162,958.93 for Checking/Savings.

V. Old Business

- Security
 - One resident complained about door-to-door solicitations. The Board reminds residents that this is a City Ordinance issue: Any resident not wanting solicitations must post a sign on his or her property indicating “No Solicitations.”
- Splash Party
 - The Splash Party, which is co-sponsored by Crutcher and Hartley RE/MAX realty, will be held on Saturday, June 23, 2018, from 11 AM to 1 PM. Residents are encouraged to bring folding chairs and side dishes (we will provide hot dogs and soft drinks). We will also need a couple of folding tables. Finally, the former gas grill will be refurbished with new parts and converted to propane for the event.

VI. New Business

- Some residents have requested mosquito control around the pool area. Ken suggested we look into misting systems. Dawn will investigate options and invite bids.
- A resident complained about the condition of the playset and the surrounding area. Dawn will ask Kenneth Wheeler III to power wash the modular playground equipment and Kenneth Edwards to place mulch around the wooden structure.

VII. Miscellaneous Non-Action Items

- Ken mentioned that he replaced two sprinkler heads and capped off another. He noted that some irrigation stations were not working properly and that Hugo will check timers as well as replace the breaker on Ridge Hill. Ken added that now that the hot weather is upon us, we should expect increases in the water bill.
- The issue of a playset on Bentrige has been resolved by moving it five feet away from the neighboring fence. A storage building on Cripple Creek will need to be removed.
- Ken noted that Tru-Green has applied pre-emergent fertilizer to the greenbelt areas.

IX. Visitor Comments

- None

X. Adjournment

- Ken moved and Eli seconded the motion to adjourn. The motion carried. The meeting adjourned at 7:20 P.M.

Respectfully submitted,



John N. Serio, Secretary