

***The Woods Garden Club***  
***Meeting Minutes***

May 16, 2019

**I. Call to order**

The meeting was called to order by President Donna Dozier at 6:03 pm. Board members attending the meeting were Richard Patteson, Russell Williams, and Ken Wheeler, Jr. Eli Crow and Ron Stutes were not present. There were several guests present, including Dr. Michael Tidwell, Councilman Bob Westbrook, Bobby Stark, Mike Harrison, Richard Leonardi, Rita and Clayton Allen, and Bill and Anna McClain. Also present was our Property Manager, Dawn Smith, with East Texas Community Management.

**II. Approval of Minutes**

There were no Minutes from the April 18<sup>th</sup>, 2019 meeting because it was canceled, due to no quorum.

**III. Property Management Report**

Dawn Smith, Property Manager, reported that the pool opened as scheduled on May the 1<sup>st</sup>. The power-washing was completed and everything was done on schedule and looked great. The Janitorial service has re-started, doing the work on Monday-Wednesday-Friday as usual. Dawn purchased new pool keys to replenish our stock. The emergency phone was tested and is in perfect working order. The pool is ready for inspection at a date that is to be determined.

We did have an incident this past weekend, where someone deliberately put sand in the pool. Doug Stapleton, with Whitehouse Pools, had to make several extra trips to take care of that problem, but it has been resolved.

Up to this point, twenty-six residents have not paid dues at all for 2019. There are seven cases with our lawyer: two are on a payment plan, paying monthly. Two others have paid half of what they owe and one is pending being served.

The creation of a Violation Log in Google Documents lets the Board look at the violations any time they wish. It has separate pages for Violations and for Parking. We are continuing to perform bi-weekly drive-throughs to check for parking violations.

#### **IV. Financial Report**

Dawn reported that everything looked good, with no unusual expenses for this month. Our current checking account has a balance of \$44,395.63. Our savings account has a balance of \$140,316.56. The total balance is \$184,712.19.

#### **V. Old Business**

- A). There was no appointment of the vacant Board position.
- B). Donna reported that she has talked to the resident who is building and donating the “free library” for our pool area. The plans are coming along, and it is still being constructed.

#### **VI. New Business**

- A). The Board discussed an ongoing problem a resident is having with his neighbor. There are several matters about which the two neighbors do not agree, and they have reached the point of not

speaking. The offending neighbor has installed materials to affect the drainage of his neighbor's property. In checking on this situation, the Board found an egregious violation by the offender, as well as this drainage problem. The Board is taking action to solve the problems of these violations immediately.

**B).** The Board discussed residents' requests for a bench or seating of some sort near the playground equipment. The Board agreed to have Dawn check prices for a picnic table for the area, which would provide not only seating, but another table that could be useful.

**C).** The Board agreed on a date for the Splash Party, and set June 29<sup>th</sup> as our Splash Party date, pending confirmation by our co-sponsors, Crutcher and Hartley.

## **VII. Presentation by Dr. Michael Tidwell, President of UT Tyler**

Dr. Tidwell presented the Board and guests with the plans and vision UT Tyler has for expansion. He displayed three sets of possible plans from which the ultimate results will be chosen. Dr. Tidwell spoke of changing academic standards and requirements the University is planning to enact in the future, which he is not ready to disclose at this time. There are currently over 10,000 students enrolled at the University, and there is no cap or limit to the possible number of enrollees for the future.

Dr. Tidwell spoke of how the University is reaching out to neighboring communities in their "One Hundred Communities" initiative, hoping to expand volunteer work and be good neighbors to all the communities and neighborhoods of East Texas.

Dr. Tidwell told the group about the extensive building plans, and indicated on the maps where the University has purchased property.

Dr. Tidwell fielded questions and listened to residents' concerns about a downstream study and drainage issues. He agreed to meet with these residents and see the areas of concern in person.

After Dr. Tidwell's presentation, Councilman Bob Westbrook elaborated on the University's plans and mentioned that this is a \$150 million dollar endeavor. He discussed other areas near our neighborhood that have been a concern for our residential community. Councilman Westbrook detailed plans for the Shiloh Road expansion, which will become a five-lane street. He also explained other areas of potential building sites near our property.

The board thanked Dr. Tidwell and Councilman Westbrook for taking the time to come give us details on all of these plans.

### **VIII. Miscellaneous Non-Action Items**

Donna reported about a meeting Mr. Priestner asked her to arrange. Mr. Priestner wanted to speak with residents who are adjacent to property off of University Boulevard and get their feedback on the plans for this 3.5 acre area. Several residents attended that meeting, along with Donna and Ken. Mr. Priestner has promised to keep Donna informed on what the new owners plan to do with this property that is currently zoned for light commercial use.

The Board also discussed the need to change the regular meeting date from June the 20<sup>th</sup> to Thursday, June 27<sup>th</sup>, one week later than the usual meeting.

## **IX. Visitor Comments**

Our visitors commented during the session with Dr. Tidwell, and had departed by the time of this particular chance to speak.

## **X. Adjournment**

Ken made the motion that we adjourn. Russell seconded the motion. All agreed and we were adjourned at 7:55 pm.

Respectfully submitted,

RDS