

The Woods Garden Club HOA Meeting Minutes

May 19, 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, and. Eli Crow. Ron Stutes and Russell Williams were absent. Our certified property manager, Dawn Smith, with East Texas Community Management, was also present. There was one visitor in attendance, Mr. Ron Boone.

II. Minutes Approved

The meeting minutes for our March 24th, 2022 meeting were approved by email. There were no meeting minutes from the April 28th, because there was no quorum for our meeting.

III. Property Management Report

Dawn began her report by catching the board up on a few items since our last meeting in March. She reported that she has had to hire a new cleaning crew for the pool because the former company is on the other side of town, and could not afford to come this far to do the work, given the current gas prices. She was able to hire someone new, and they will begin tonight. She also reported that Kenneth had delivered our pool furniture from storage, and Ken power-washed not only the furniture, but all the play equipment and the whole area. Donna said she'd had some very nice comments about the cleanliness and upkeep of the pool.

Rick from Overhead Door had to come a couple of different times to look at an issue with the pool gate, that turns out to have been the electronic strike plate not working correctly. That was

repaired and there have been no more problems. Rick also advised Dawn that it may be a good idea to get “real internet” installed, and that is something the board will consider, particularly once Vexus gets up and running, and see if they will offer any good prices to sign up early.

Dawn purchased a new Taylor test kit (for chemical testing) at the pool. She is still trying to get 360 Pools to give us a bid on the restoration and/or repair of the flagstone edging around the pool. She has been calling them weekly, since they first came to look at it over three weeks ago, about getting the bid they promised. They say they’re really backed up from all the recent storm damage to so many people’s pools and that a bid is forthcoming.

Dawn has also given out quite a few new pool keys, and expressed exasperation at the fact that people will agree to meet her at the pool to get their pool key, but then won’t show up at all.

She said 29 owe dues for the current year of 2022. Ten residences owe dues for both 2021 and 2022. Our attorney is sending these residents demand letters. Two homes owe multiple years and have been with the attorney for liens and foreclosure procedures to begin. Dawn noted that the 2021 taxes were prepared and done and filed on time.

There have been several notable violations, including people that won’t park in their garages, an ATV in a resident’s yard, and ten yard violations have been sent. Our attorney has been provided with violations for an address on Oak Village that continues to be a problem.

Donna asked if Granite Division has made any contact, since the sign at Eastwood is still showing the same problems. Dawn is

going to contact them tomorrow to remind them they promised to come.

Dawn reports that the front entrance (and other entrances) need all the electrical outlets to be evaluated, but our electrician has had some problems and has not been out to check yet. He still plans to come evaluate the situation as soon as he can hire more workers. And finally, the front entrance work was done, and Donna says several people have commented on the improvement in appearance after the painting and power-washing was completed.

Donna asked Dawn if she has delivered the new heavy duty extension cord to the pool storage room yet, and she said she plans get it and do that tomorrow.

IV. Financial Report

Dawn reported that the Operating Account has a balance of \$56,784.08. The Savings Account has a balance of \$138,496.02. The total of both accounts is \$195,280.10.

Everything looks good financially, Dawn said.

V. Old Business

A. Sinkhole on Woods Boulevard

Dawn sent a letter dated March 1st to the resident, detailing the board's proposal for the next steps for this sinkhole problem. There had been no response from the homeowner, so Dawn sent an email with the letter attached, and finally got a response. The homeowner's stance is that he believes the board should pay more than half the cost to repair it, but he was willing to move his drainage pipe so his

water would flow to the street instead of on the HOA's property. The board is anxious to get this problem solved, because it appears to be clear that the homeowner's gutters are draining onto our property and the area continues to erode and collapse. The board is seeking yet another expert's opinion on this so we will have two opinions to consider. That company is coming tomorrow to look at the area. The board reiterated that they want to fix this problem as soon as possible.

B. Swings

Dawn asked one of her other HOAs, which has a play area and a pavilion, for catalogs for commercial swings to consult. She has been unable to get them yet. Eli suggested a school would be a good resource for play equipment information. Dawn is going to check on that idea, as well as other resources to find out about commercially sold swing sets.

Ken reminded the board that the City did not have any old swing sets, and they have none available for purchase, but he did not ask where the City obtains their swings. Dawn is going to add this to her list to do.

VI. New Business

A. Emergency exit requirement for pool gate

Dawn reports that she has learned at "pool school" that we will need to provide an emergency exit for our pool. She is going to check into costs and options to make that happen as soon as possible.

VII. Miscellaneous Non-Action Items

Donna reported that she has talked to Crutcher and Hartley, and they have determined that our Splash Party will be from noon to 3:00 on June 25th. Donna says she has lined up a taco truck to come, and Crutcher and Hartley will provide the water slide as usual.

Since so many board members are unavailable for the regularly scheduled meeting date in June, the board agreed to meet a week later, on June 23rd, providing our meeting room is available. Dawn will check on that in the morning.

Donna reminded the board that we had agreed to let the volunteers for the Pool Committee to forego having to pay for the annual pool use fee so long as they were serving on the committee. The board directed Dawn to remit the pool use fees to our volunteers for the year.

VIII. Visitors Comments

Ron Boone was present. Donna asked Mr. Boone if he would like to speak. He said he had an ACC tree removal request. He displayed a photo of his tree he wanted to remove. Ken said that seemed familiar. As it turns out, Mr. Boone was given permission to remove his tree the same day he requested its removal, on May the 3rd. Donna will forward that email to Mr. Boone to confirm it was sent and he has approval to remove his tree.

IX. Adjournment

Eli made the motion to adjourn; Richard seconded. The board was adjourned at 6:42 p.m.

Respectfully submitted,

Donna Dozier