

**Woods Garden Club HOA
Minutes of Board Meeting
Thursday, October 25, 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 Eli Crow, Richard Patteson, John N. Serio, Ron Stutes, Ken Wheeler, Jr., and Russell Williams. Dawn Smith of East Texas Community Management was present. No guests were present.

II. Approval of the Minutes

- The minutes of the September 20, 2018, meeting were approved by e-mail.

III. Property Management Report

- Pool & General maintenance
 - The pool was closed for the season 10-15-18 and the pool furniture was put away 10-22-18.
 - Service by the pool janitorial company has been suspended until the pool opens in 2019.
 - Mosquito Joe has stopped service for the season.
 - Two pool companies are evaluating the condition of the pool plaster; we may need only minor repairs.
 - Three companies will provide bids for a flagstone sidewalk for easier access to the pool for families, for example, with strollers.
- Dues
 - As of today, 20 have not paid any dues for 2018. Seven of these have not paid for last year as well and have been turned over to legal services.
- Violations
 - The new procedure of having part-time assistant Schi keep track of violations is working well. Most residents are resolving issues without the need for a second notice.
 - Dawn added to her report that a firm is working on matching the stop sign pole design at Cripple Creek/Lazy Creek for replacement.
 - It was acknowledged that progress has been made on the parking situation. A request was made that a violation notice be sent to a resident who, for a number of weeks, has about a dozen trash bags on their property.

IV. Financial Report

- As of September 30, 2018, there is \$13,356.18 in the Checking/Operating Account and \$100,049.92 in the Savings Account for a total of \$113,406.10 for Checking/Savings.
- Eli requested that for our budget meeting Dawn prepare P&L end-of-year reports for the last five years, with last year's P&L in a more detailed, monthly version. He also asked Dawn to report at the budget meeting expenses for pool equipment repair and for electricity, which were over budget.

V. Old Business

- Security—no security problems reported.

VI. New Business

- Landscaping Expenses
 - John raised concerns about the current costs associated with landscaping and fertilizing, noting that these expenses account for nearly 50% of our annual budget. He proposed getting competitive bids from several commercial landscaping firms to see whether we can reduce these costs. In anticipation of the budget meeting, he asked a few firms to submit “ballpark” quotations in order to begin the process of comparison. John also suggested that instead of a general contract, the HOA should specify exactly what needs to be done and how many times per year.
 - Eli made a motion and Richard seconded it that Dawn prepare a detailed description of everything we want a landscaping firm to do before requesting formal bids. The motion carried.
- Feral Hogs
 - A resident in the Ridge has reported feral hogs on his property.
- Christmas Lights
 - Donna called Jarrod’s Landscaping to confirm they are still providing the service. Dawn has sent them an email regarding our expected date of having the Christmas lights on, and we are waiting for a response to that email.

VII. Miscellaneous Non-Action Items

- Donna confirmed that the Galilee Room at Green Acres is all set for our annual meeting in January 2019.

VIII. Visitor Comments

- None

IX. Adjournment

- Eli moved and Ken seconded the motion to adjourn. The motion carried. The meeting adjourned at 8:03 P.M.

Respectfully submitted,



John N. Serio, Secretary