

The Woods Garden Club Meeting Minutes

Wednesday October 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 Richard Patteson, Ken Wheeler, Jr. and Ron Stutes. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. Eli Crow and Russell Williams were absent. There were no visitors present.

II. Approval of Minutes

The meeting minutes for August 25, 2022, were approved by email. There was no meeting in September, due to lack of a quorum.

III. Property Management Report

Dawn began her property management report by telling the board that James is going to work on the pool gate's post, with plans to secure it with concrete as soon as possible. We had been promised by another company that they were going to do it, but we have not heard back from them. The pool will close on October 31. The keys will be turned off at that time.

There are only seven homeowners who owe dues for 2022. Five owe dues for both 2021 and 2022. Our attorney is sending them demand letters. One homeowner owes multiple years and has been with the attorney and continues to escalate. We have asked for a

lien and foreclosure to begin with this person. It is our understanding that she has retained counsel.

As was discussed previously, Ron asked again for our attorney to attend the next meeting and explain what is going on with the outstanding cases he is working on for us.

Dawn described numerous outstanding violations. These include parking (regularly) overnight in the street, residents not parking their vehicles in their garages, (which also includes a motorcycle that stays parked outside all the time at one residence), a homeowner who has put up strings of party lights and floodlights that irritate their neighbors (and did not have permission to put up), as well as other violations, such as having stumps in their yard. Letters noting these violations, and in some cases, details of fines, have been sent to the offending homeowners.

Dawn said she has talked to the homeowner on Woods Blvd, who says he's going to fix his drainage problem, and direct water from his property's side of his brick wall to the street.

Dawn has also tried to get grout bids for the pool area, and will continue trying, in hopes they can do it while the pool is closed for the winter.

We've gotten one bid on our electrical issues. Dawn has contacted other electricians but has had no luck in getting anyone who is willing to come give us a bid. They are all short-handed and have more work than they can cover. Dawn has also spoken to Beyond Backyards, she said, about a commercial swing set. It is to include 2 belt swings and 2 toddler swings. We are still waiting on a bid.

IV. Financial Report

Our expenses exceed the budget slightly, but our income exceeds the amount budgeted for the year already. Our operating account

has a total of \$28,990.19 and our Savings account has \$113,591.82 for a total of \$142,592.01.

V. Old Business

Donna said that part of what we needed to discuss in tonight's meeting is accepting a bid to repair the sinkhole/drainage problem on Woods Blvd. There were three bids, two of which were quite a bit larger and more expensive for the extensive work that needs to be done. The board discussed all the costs given by the companies that provided a bid for the work. Ron proposed we accept the lowest bid, since it appeared the same type of materials would be used to complete the job as the more costly options. Richard seconded the motion. After more discussion, the board voted to accept the lowest bid on the work that needs to be started as soon as the homeowner next door gets his portion of the work done. Dawn will inform the homeowner about our decision, as well as the company that we chose to do the work.

The exorbitant water bill item was tabled, due to insufficient information at this time.

The board began a discussion of amending the Enforcement Policy. Donna explained that the need to amend this policy came about in July, when a homeowner did not ask for permission to paint the brick of her two-story home. She painted it without any approval whatsoever. For this act, she was fined \$50, the maximum permitted. Our ACC and the board were dismayed by the painting of the brick, which is believed to devalue property values and would not have been allowed.

The board believes a more stringent penalty might have prevented this act from happening—it is meant to stop people

from asking for “forgiveness” instead of permission, as one of our members pointed out. Therefore, it was proposed that a fine for not asking for permission AND doing an irreversible act would result in the board’s ability to fine the offending resident “an amount up to \$10,000, at the board’s discretion.” The same appeals process for this action would be in place if the homeowner should choose to want to appeal a decision.

The board discussed this action and mentioned that there has only been a couple of times in recent memory, that this rule would have been enacted. Richard made the motion that the board accept the wording that a resident can be fined, at the board’s discretion, “up to \$10,000 for an act that is irreversible and was performed without approval.” The motion was seconded by Ron and the board voted to approve this new rule to the Enforcement Policy. The new rule will be written and filed.

VI. New Business

The board discussed whether the new night of meeting worked best to be on Wednesdays, or if there is another time that is preferred, since Thursday nights are no longer the night of choice to meet. All agreed that the third Wednesdays are fine, and that will be our new day of scheduled meetings.

There will be an exception to that new rule in December, when the board plans to meet on December 7th, depending on the availability of our meeting space. All agreed this time would be agreeable.

VII. Miscellaneous Non-Action Items

Ken mentioned the investment firm at Woods and Rock Creek. He said he'd spoken to the owner. There may be a new tenant in the building, but nothing is decided at this point.

Ken said he is sure he can easily repair the sprinkler heads that were stuck on this past weekend. He will see to that as soon as he can.

Dawn said she'd forgotten to purchase the daffodils from the City. The second choice was the Master Gardener's daffodil sale. Dawn also forgot to purchase them from the Master Gardeners, but she said the ones from the Master Gardeners were lots more expensive than we'd gotten from the City. She said Lowe's had some and she is going to check on the cost of those.

VIII. Visitor Comments

No visitors were present.

IX. Adjournment

Ken made the motion that we adjourn. Richard seconded the motion. All agreed, and we were adjourned at 6:39 pm.

Respectfully submitted,

Ronald D. Stutes