

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday October 17, 2024

Time: 6:00 PM

Meeting called to order by: Donna Dozier

IN ATTENDANCE

Those joining Donna Dozier in attendance were Ken Wheeler, Jr., Richard Patteson, Ron Stutes, Troy Mills, and Chris Petty. Jon Stone was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors in attendance.

APPROVAL OF MINUTES

The meeting minutes for September 19, 2024 were approved by email and provided to our webmaster for publication on our website.

Donna said that Jon Stone would not be present tonight because he felt he needed to resign his position on the board. He said that his family and work duties were making it difficult for him to be at the meetings, and he was very sorry he had been unable to attend. Dawn mentioned that we should vote to accept his resignation. Ken made the motion that we accept Jon's resignation, and Troy seconded Ken's motion. With a unanimous vote, the board accepted Jon's resignation, with thanks for the time he was able to give our community.

PROPERTY MANAGEMENT REPORT

Dawn began her report by telling the board that the pool will be closing on October the 27th, and that once that is done, the pool guy will come only once per week after it is closed.

Donna asked Dawn about the metal and plastic play equipment that suddenly appeared in the play area at the pool. No one knows who put it there or how it came to be on our grounds. Dawn said she could get Kenneth to move it and get rid of it. The board guessed that someone moving left it behind.

Dawn said that the last three sign blades that were ordered have arrived and that James will pick them up and get them installed as soon as he can.

Troy said there's some guy going through the neighborhood selling permanently installed lighting, and that our residents need to remember that they must ask for permission for outside lighting installations. He said that's like roofing requests: most people don't seem to know they need to ask for permission.

Dawn said that eight residents still owe dues for 2023 and 2024. Ten owe dues for 2024. Three residents owe dues for a period of three years.

Next, the board discussed the violation log, talking about various problems at specific addresses. Dawn and Donna did a drive-through last Wednesday. Troy added several addresses to the list.

Donna asked Ken if Hugo was able to get to the front entrance to look at the broken sprinkler valve. Ken said Hugo hopes to get by there on Saturday.

FINANCIAL REPORT

Our operating account had a total of \$15,254.95. The savings account has a balance of \$50,410.05 for a total of \$65,665.00. It was noted that we've just learned of more trees that must be removed from the greenbelt, so our savings continue to be going out in tree costs.

OLD BUSINESS

Donna asked if there was any update from our attorney. Dawn said she has heard nothing from our attorney, despite she and Donna replying right away to his latest email with the answers he needed on a few matters.

Donna reported that our annual meeting date has been set for January 30, 2025 at Tyler Tabernacle at 6:00 PM in the evening.

The board discussed the Ridge Bridge railing problem. Troy provided a sample of what the guy he got a bid from would use. The board agreed it was a really nice, sturdy wrought iron. Despite his guy having the best price, it is still more than we have to spend. Dawn read the board the City's response about the fact that the railing is not the City's responsibility. Ken said he believed the City has some sort of standard railings that could be put up on their bridge that we could have until we can afford to get the nicer railings. The board asked Dawn to call the City and see what sort of railing they could install.

NEW BUSINESS

Donna introduced the latest problem that came up within the last month, regarding a resident who requested tree removal of one tree, but took out three trees, two of which were not approved. Not only were they not approved, but the resident had consulted an arborist who is a friend of Ken's. The arborist told Ken that he had told our resident that the ACC would not approve the removal of those two trees. So, the resident hired a different tree company than the one represented by the arborist, and that company took out all three of the trees, including the two that were unapproved. The neighboring property owners were very unhappy to lose those big, healthy trees.

Ken had sent Donna photos of the remaining stumps. Donna displayed those photos. The trunks were indeed quite large, well in excess of 13" that Ken had measured off with his footprint on the stump as a "marker" for their width.

Ken said his expert gave him the formula to calculate the value of a tree the size of those taken out, and determined the value of the largest one was in excess of \$30,000. The board

believed the willful removal of these trees, after the certified arborist told the resident he would not be allowed to remove them, was done in an underhanded, calculated way. Ken said when he was talking to the resident in person, he wouldn't even look him in the eyes. Chris said he was happy to suggest a \$10,000 fine for the resident because these 30-plus-year growth trees could not be replaced. Chris made the motion that the resident be fined \$10,000. Ken seconded the motion, and the board voted unanimously that this resident be fined the maximum fine for such a blatant disregard for the rules and for the trees themselves.

MISCELLANEOUS NON-ACTION ITEMS

Donna reported that the Leasing Policy has been updated and notarized. She has given it to Dawn to take to be filed.

Donna said that a resident in the Ridge had called to let her know they would be renting their home. Dawn said she had talked with that resident, and they are aware they have to follow our rules on having renters.

Donna asked Dawn what the result of the tax protest was? Dawn said she would check on that and find out.

Troy had some suggestions to add for the annual newsletter, including letting everyone know they need to ask for permission to have a new roof installed, or lighting installed and to remind them that trash bins must come in from the street and be screened from view. Donna said she would make sure to make a note of that in the annual newsletter

Ken said Kenneth is going to get the front entrance tidied up as soon as he can, and explained that a guy he had contacted about using his chipper had flaked out on him and that wasn't going to happen.

VISITOR COMMENTS

No visitors were present.

ADJOURNMENT

Donna asked if there was a motion to adjourn. Ken made the motion and Ron seconded the motion. The meeting was adjourned at 6:54 PM

Respectfully submitted,

Ronald D. Stutes, Secretary