

The Woods Garden Club Meeting Minutes

Wednesday September 20, 2023—6:00 PM

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., Ron Stutes, Richard Patteson, Chris Petty, and Troy Mills. Jon Stone was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors present for the meeting.

II. Approval of Minutes

The meeting minutes for August 23, 2023, were approved by email and provided to our webmaster for publication on our website.

III. Property Management Report

Dawn began her property management report by telling the board that the toilet and leaks at the pool bathroom have been repaired. The plumber got the repairs made and has been paid the entirety of the bill.

The board received a bid for handrails at the pool from R & R Construction. While the bid was reasonable, the board would like another bid with which to compare the initial bid. Dawn is going to check on that, as well as making sure that the first bid will be valid through January, when our new budget year begins.

The board discussed the date for closing the pool for the season, and it was noted that it depends on the weather. We could still be having “pool weather” in mid-October, so we will let the weather be our guide on that decision. Typically, it closes at the end of October.

Dawn said our contract with our electric company is coming to an end and asked for direction on whether to renew that contract with the same company. The board discussed various options and directed Dawn to check out several sources for comparison purposes so we're sure to get the best deal. Donna asked Dawn how many meters we have. Dawn counted them all and reported we have 14.

There are still five residents who owe dues for both 2022 and 2023. There are 36 residents who owe dues for our current year of 2023.

Dawn presented a partial violation log, and the board discussed some of the more problematic issues, like a dead tree at a home on Brookview Court that has not been removed yet.

It was reported that our Christmas lights will be installed by Thanksgiving weekend, as usual, and our light installers will check every outlet and every strand, and take photos of the working lights once they're installed. Every year, we have had problems with the lights functioning, and we are hopeful that the extensive upgrades to our electrical systems last year will put that problem to rest for this upcoming holiday season.

Chris asked Dawn about a residence he had noticed which was in violation of our covenants. She said she would take care of notifying the resident of their transgression.

Dawn said daffodils are on sale, and wondered if we wanted to purchase them this season? The board decided against buying them this season.

IV. Financial Report

Our Operating account, as of August 31, 2023, had a total of \$17,358.19. The Savings account had a total of \$114,150.64, for a total of \$131,508.83. We know we are well over the tree

budget, with yet another \$2,500 bill coming in soon. Everything else is pretty much as usual.

V. Old Business

Donna said that she had received no other information regarding the idea of a sponsorship of a National Night Out for our neighborhood, which will be October 3rd of this year. Because of other commitments, there was no one who could spearhead this event. Donna said she will invite the person who offered sponsorship to a board meeting and let her speak about what she envisions providing.

The board had already discussed the handrails during the property managers report.

Donna said she had contacted Green Acres again about the meeting place for the Annual Meeting in January. They have confirmed it is available for January 30, 2024.

Ron asked Ken about the possibility of using the Tyler Tabernacle's meeting room, since it is a nice-sized space, with everything we would need. Ken will check on that to see if it would be any less expensive to rent for the evening. Ken will report back on that as soon as he gets a reply from his contact person.

VI. New Business

The only new business was the necessity to set a budget meeting for October. Donna asked if everyone was available to meet at 5:00 PM on the date of our next regular meeting. Everyone agreed that would be fine, so the budget meeting is set for October 18th at 5:00 PM.

VII. Miscellaneous Non-Action Items

Ken said our tree guy and his crew have been working diligently on the greenbelt, trying to get trees, limbs, branches, etc. taken care of for us. He hopes to finish up soon.

Ken said he'd spoken to Kenneth, our landscaper, who can also do some clean-up of the 2-foot tall cherry laurel and other small bushes that need to be cleaned out. He will get to that as soon as he can.

Kenneth also noted to Ken that the pool joints are in need of refurbishment. The board has received bids on that problem, and will be discussing that in the budget meeting.

The board also discussed a banner flying at a home in our neighborhood that has profane language on it. There have been complaints about the profanity, not the flag's message itself, because there are children in the area. Dawn is going to send a letter to the resident.

The board also viewed a photo Donna displayed. She received it from one of our pool committee members, alerting us to the breakdown and flaking of the flagstone at the pool area. The board discussed various repairs that could be made for that problem.

VIII. Adjournment

Ken made the motion that we adjourn. Richard seconded the motion. All agreed, and we were adjourned at 6:34 pm.

Respectfully submitted,

Ronald D. Stutes