

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday September 19, 2024

Time: 6:00 PM

Meeting called to order by: Donna Dozier

1 IN ATTENDANCE

Those joining Donna Dozier in attendance were Ken Wheeler, Jr., Richard Patteson, Ron Stutes, 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 in attendance at this meeting.

2 APPROVAL OF MINUTES

The meeting minutes for July 18, 2024 were approved by email and provided to our webmaster for publication on our website.

3 PROPERTY MANAGEMENT REPORT

Dawn began her property management report by telling the board that NET Health finally came to perform the pool inspection. They had been running behind all summer. Typically, the inspection is done long before this time of year, but it is now done, and the pool passed inspection. Dawn said the inspector told her that next year, all pools will be required to have an electrician come do a complete assessment of all electrical conduits and lines

The board learned that the signposts and blades we ordered months ago have now been installed. We are, however, still waiting on three "blades" to arrive. They were ordered after the others.

Dawn reported that 110 Welding came and gave us an estimate of over \$2,500 for the handrails at the pool steps. They also bid the Ridge Bridge railing repair at over \$6,700. The board discussed various options for both of those locations. Troy said he knows of a company who might give us a bid on the Ridge Bridge. He's going to see if he can get the guy to go by and look at it.

Dawn reported that there are ten residents who owe 2023 and 2024 dues. Twenty-three residents still owe dues for 2024. There are four residents who owe dues for three years.

Dawn discussed the violation log. The board discussed various on-going problems and mentioned a few who had complied. Those who had contacted Dawn with a reason for their non-compliance were also discussed.

Donna mentioned that just yesterday, Ken alerted her to the fact that a resident had taken down two trees without permission. He had gotten permission from the ACC to remove one tree, but took down three. Ken spoke to the arborist who the resident had consulted, The certified arborist told Ken that he had advised the resident that the ACC would never approve two of the trees he wanted to remove. Those are the two trees the resident removed without permission. The board will discuss fines at the next meeting, since this was not on the agenda.

The board discussed generators-in-view violations, and trash can violations before moving on.

4 FINANCIAL REPORT

Dawn reported that at the time of her report, there is \$10,752.14 in the operating account, and \$70,380.15 in the savings account. Total balance is \$81,132.29. She said she had to move money into the checking account to cover the bills for signposts, and for paying our handyman to do that work, along with other bills, and that there is now about \$60,000 in our savings account. She said most everything is normal, except for the \$50,000 cost we've had to pay for trees this calendar year.

5 OLD BUSINESS

Donna said that our first item of old business is an attorney update we had received after requesting an update the day before the meeting. We received a six-point list from our attorney. Dawn and Donna conferred and answered his questions point by point and explained to him that one of the questions he asked two months ago had been returned to him two days after his asking, with the very reply he appeared to be awaiting. Dawn and Donna expressed frustration at his lack of doing anything and sitting on that information for two months.

The attorney also delivered the news, in a matter-of-fact way, that we have a judgment by the court on a particular property. This was news to everyone. Ron and Richard told Dawn to ask our attorney to send us a copy of that judgment, and to ask him if he had filed an abstract of judgment as well.

The board continued to discuss several matters the attorney had mentioned in his six-point listing regarding what he is working on for us. Donna said she still has not gotten an answer to her question about the amendment to our covenants.

6 NEW BUSINESS

Donna said she wanted to let everyone know that we would need to update our leasing policy information, which mentions the amount of our dues. Ron had written our leasing policy for us. Richard said he made the motion that Ron do the update. Donna asked Ron if he would second that motion and the board enjoyed a laugh about that. Donna said she could change the amount from \$25 to \$35, and that's the only change needed. She said she could prepare it and would take it to be notarized and then filed with the court.

Donna said we needed to decide on a pool-closing date, and she suggested Sunday, October 27th, since we always try to be closed before Halloween. The board agreed that was fine. Donna said she'd post that as our target closing date, and let our webmaster know as well.

The next item of new business was a discussion of the location and date for the Annual Meeting. Dawn is going to contact Tyler Tabernacle and see if January 30th is available.

The board set the usual October budget session meeting at 5:00PM on the 17th of October. One hour before our next regular monthly meeting.

7 MISCELLANEOUS NON-ACTION ITEMS

Ken said he had done a drive-through with our TruGreen representative, Dan Nicholayson. They paid particular attention to areas around the pool. Ken said he wants to get the dove weed by the pool taken care of, and some other spots he wants looked at.

Ken said our landscaper has been working on our front entrance and has been told to cut back the red-tipped photinias to about six feet and continue to weed out the undergrowth. Ken said he hopes when we can afford it, that we can replace many of the bushes and shrubs, but that will be expensive, and we'll need to budget for it in the future. There's a dead camelia that Ken has asked Kenneth to remove as well, and to trim up the crape myrtles. Ken also told Kenneth to focus on the greenbelt around the Green Towers, from Flagstone to Woods Blvd.

Donna asked if Hugo had finally gotten to the irrigation system on the greenbelt, and Ken confirmed that he had and that the problem is fixed.

8 VISITOR COMMENTS

There were no visitors present at this meeting.

9 ADJOURNMENT

Ken made the motion to adjourn; Troy seconded the motion. The meeting was adjourned at 6:53 PM

Respectfully submitted,

Ronald D. Stutes
Secretary