

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday September 18, 2025

Time: 6:00 PM

Meeting called to order
by: Donna Dozier

IN ATTENDANCE

The board members joining Donna Dozier in attendance were Ken Wheeler, Jr., Ron Stutes, Chris Petty, Troy Mills, and Richard Patteson. 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 August 28, 2025, were approved by email and provided to our webmaster for publication on our website.

PROPERTY MANAGEMENT REPORT

Dawn began her report by saying that things have been pretty calm, but we did have to spend some money on a new toilet for the women's room at the pool. Our pool service guy found water in the women's restroom and let Dawn know that he'd turned the water off. Dawn sent our handyman to locate the source of the leak. He found that it was the commercial-grade, ADA-compliant toilet, which required a plumber. The plumber determined that it would have to be replaced, so it was ordered and replaced, including labor for \$850.

Dawn said we are still at the same number of dues collected as last month. 21 owe for 2025; 13 owe for multiple years.

Dawn contacted the Shiloh Road Church of Christ to see if their meeting room would be available for our Annual meeting. She learned it is available, and the contact person is going to send Dawn the details for us to consider.

Next, the board discussed the Violation Log and questioned Dawn about particular residences that are non-compliant.

FINANCIAL REPORT

Dawn reported financial information as of August 31st. The Operating Account had \$16,209.77. The Savings Account had \$105,863.87. That total is \$122,073,64.

Dawn said we are over budget thus far because of the unexpected expenses at the pool, including the door and frame replacement because of termite damage, the pest service, new stair rails, and, most recently, the new toilet.

Ron noted that the property tax bill was over twice as much as the amount budgeted. Donna asked Dawn if she had sent in the protest for the one parcel that was so much higher. Dawn said she did and will check to find out why that one parcel is so much higher.

OLD BUSINESS

Donna said we had a bit of news from our attorney. Dawn said he told her that the lawsuit had been filed, and he is awaiting a response from the resident.

Our attorney also asked for an updated report on the residents who require demand letters. Dawn is going to go through that list and make sure all the information provided is current, and will send it to the attorney.

NEW BUSINESS

Donna said she wants to remind the board that our budget meeting will be at 5:00 o'clock, before our next regular meeting date. She said if anyone has a "pet project" or idea of some particular item they'd like to be considered, bring bids for that project. She said if we know the amount of a proposed project, we can make better budget decisions.

Donna also said we needed to decide on an end-of-season date for the pool to close. She asked Dawn what night during the week did our cleaning service comes. Dawn said Thursdays. Since we want to close before Halloween, the board decided that Thursday the 30th of October, will be our final day to be open, barring any unforeseen issues with weather or equipment.

MISCELLANEOUS NON-ACTION ITEMS

Donna said she wanted to make note of the fact that two of our board members got special recognition at the Constitution Day Luncheon held at TJC on September 17th.

Special mention was made of Richard Patteson and Ron Stutes for their faithful support of the Smith County Bar Foundation. Donna said Ron is the immediate past-President of that Foundation, and she knew Richard was a big part of the support group mentioned as well. She said she is proud to have two "distinguished" members on our board who got this special recognition. The board agreed that this was a very nice commendation for our two attorneys and fellow board members.

(Donna also pointed out that neither Ron nor Richard was aware she was going to mention them during our meeting.)

Donna said she'd had 85 requests for tickets for UT Tyler's offer of the basketball games on January 8th. The board is delighted that so many have shown an interest. Donna said she'd be sure to get all board members listed for tickets, as well as our property manager.

There was also sad news to report regarding the passing of a lady in The Ridge. The board had met the lady when she came to a meeting with her husband, and they were sorry to hear of the unexpected news.

Ken said he had done a drive-through with Dan from Tru-Green, and they found several areas to re-treat. Ken also mentioned a broken sprinkler head that was found.

VISITOR COMMENTS

No visitors were present

ADJOURNMENT

Ken made the motion to adjourn, and Chris seconded the motion. The meeting was adjourned at 6:40 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary