

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday April 17, ,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., Richard Patteson, Ron Stutes, and Troy Mills. Chris Petty was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There were no visitors present.

APPROVAL OF MINUTES

The meeting minutes for March 20, 2025, were approved by email and provided to our webmaster for publication on our website.

PROPERTY MANAGEMENT REPORT

Dawn said she will be attending "pool school" on the 23rd, to begin the new year of pool readiness. Donna asked her if she had plans to check on the pool phone, and she said she would do that, maybe after tonight's meeting. Donna said she can do it if need be.

Dawn bought 25 new pool key cards. She said she also got the Janitorial service arranged, and they will do a good, deep cleaning by the 28th of April. Dawn did a thorough inventory of all the pool supplies, and has also contacted the Pool Committee members to see if all are still willing to help us this season. Dawn said she will pick up the 4 new lounge chairs before the pool opens, Dawn asked Troy to look over our electrical system at the pool house to be sure it's good. She gave Troy the specific checklist with which we must comply so he can look it over for us. We are now required by NET Health to have that checked annually, and Waterman Electric will come provide that necessary paperwork for NET Health.

James inspected the playground equipment and said it looks good. The only issue is that it needs to be leveled again, and he will take care of that. The "dome" that appeared

at the pool seems to be in good condition, and while we'd thought we would get rid of it, we may just keep it and add some mulch around it.

Dawn said she will make an effort to be at the pool most every Wednesday at 1:30 to distribute pool keys but will also make appointments to meet people who can't be there at that time.

Ken asked that the janitorial crew be asked to scrub the grout with bleach and pour Pine Sol down the drains to be sure the sewer gases are expelled. Dawn said she has already told them to do that.

Dawn said there are 50 residents who owe dues for 2025. Sixteen residents owe for multiple years.

The signpost for Lazy Creek and Ridgebluff is on its way. It will be delivered to Dawn. Once it has arrived, James will get it installed as soon as he can. Dawn also confirmed that the taxes have been filed for the year.

The board discussed the violation log, and asked about specific addresses. Certified letters were sent out. There was also a discussion of a particular problem on Bentrige Court. Also, a problem on Southwood was left off the log, and the resident will be contacted again about his violation.

There are several outstanding violations with our attorney. Ron said some of these older violations need to be taken care of, and for Dawn to draft a letter, stating what she will do, and send it to him. He volunteered to look at it and see if it's acceptable.

A couple of addresses with dead trees were noted. Dawn will send out notices to alert the owners of those problems.

The board discussed the report of a dead tree behind River Oaks. We got a bid to get it taken care of, but there is a question as to whether the area is actually our greenbelt, or if it was deeded to the owners who reported the tree. Ron asked Ken to make certain that the tree is our responsibility.

FINANCIAL REPORT

Dawn reported financial information as of the end of March. She did move \$30,000 to the savings account recently so it can earn a bit more interest. The operating account has \$28,747.37 and the Savings account has \$150,539.39 for a grand total of \$179,286.76. So far, we are doing better this time of year than the same time last year.

OLD BUSINESS

Dawn reported that she had received two emails from our attorney. The board discussed the information received. Healy talked about the dispute regarding the long-standing problem on Oak Village, as well as a few other issues within our neighborhood. Ron is going to draft an email to him to ask for a response to an attorney letter we received.

Donna asked Dawn about an update on the City's tree at the Ridge Bridge. Dawn said she had submitted another request for them to check it. She also submitted a report on the sink hole in the Brookview Court area, and reminded the City that they promised they would paint the box at Woods Blvd and Brookview Court. The City person called Dawn to confirm the location on that. Ken said he talked to a City Engineer, Paul Newhouse, who told Ken he will check on the sinkholes and the dirt that Ken asked him to fill in, as well as the stain that his department promised to put on the ugly box in that area.

Donna asked for an update on the stair railing. Troy was going to ask a guy for bids, and hopes to have that bid by our next meeting, and will have a couple of options to consider.

NEW BUSINESS

Donna said the president of the POA had asked if we charge transfer fees on home sales in our neighborhood. He said they are about to start doing that in the POA. (It was also noted that the POA held a vote yesterday to increase their dues from \$55 a month to \$75 a month to pay for a \$100,000 loan they need so they can fix their deteriorating dam. No one knows the outcome of that vote at this time.)

Donna said she did some checking and learned that an HOA can charge up to \$375 for transfer fees in the State of Texas. Dawn said she charges a fee for the resale certificate she has to provide for each home sale. Dawn said some of her HOAs charge a transfer fee or "new owner fee" that is paid into their reserve funds. Donna wondered if we should look into this idea. Dawn said the condo associations she manages range from \$250 to \$500 for these fees

Ron said he will look at the particulars and see what the rules are. We will talk about it again at our next meeting.

Next, Dawn showed the board the sample board with the paint sample that a house on Ridgebluff Circle has proposed to re-paint his trim. The board did not like the shade at all, and denied that paint color. Richard suggested we send them four or so colors we could approve. Dawn said she could go to Sherwin-Williams and collect three sample shades to give the resident an idea of what could be approved. Ron made the motion to not only deny the proposed color by the resident, but to direct Dawn to provide at least three colors for the resident to see what would be approved. Richard seconded that motion, and the board voted unanimously to handle this problem in that way.

Donna announced that Wheeler Development has generously offered to give our neighborhood a pie-shaped piece of land on Old Omen. Ken explained where it's

located, and Troy showed the map view on his phone. Donna said she appreciated Wheeler Development's gift and would graciously accept on behalf of all our homeowners.

MISCELLANEOUS NON-ACTION ITEMS

Donna said she had received an email from Mr. Cleghorn, the POA's president, thanking us for listening to his proposal at our last meeting to join our HOA with his POA. She said he made mention in this email that our residents make use of their amenities, without any form of compensation and it's not right. He wants a dialogue with us to keep that from happening. Donna said she will answer Mr. Cleghorn as soon as she can about this issue. Ron said he thinks the POA can address the individuals they find who are trespassing and have a discussion with them. It is not for us to try to police residents, after we have done what we can to make it known that the POA's properties are not ours to use. Plus, there are signs all around the lake area to remind people that the lake is only for POA members. If individuals choose to violate that space, it is on them.

Ken said TruGreen has been out to see areas that he is not happy with, and that the Regional Manager had come to see these problem areas. Ken said he spent over an hour showing him the problems. Ken said he told them in no uncertain terms that they must do better, because several areas were looking really bad.

VISITOR COMMENTS

No visitors were present.

ADJOURNMENT

Ron made the motion to adjourn, and Ken seconded the motion. The meeting was adjourned at 6:58 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary