

MEETING MINUTES

THE WOODS GARDEN CLUB HOA

Date: Thursday March 20, 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 Chris Petty. Troy Mills was absent. Also present was our Certified Property Manager, Dawn Smith, with East Texas Community Management. There was one visitor present: Mr. Michael Cleghorn, President of The Woods I and II Property Owners Association.

APPROVAL OF MINUTES

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

MICHAEL CLEGHORN, PRES OF THE WOODS I AND II POA

Donna introduced Mr. Cleghorn, who had voiced a desire to come speak to our board. He wanted to discuss the possibility of rejoining the two Woods associations into one large association. He said he didn't know why it had split, but he was of the opinion that adding their 168 homes to our 548 homes would be beneficial to all involved. He said he had not mentioned this to his membership yet, and was floating the idea to see if we would have any interest before bringing the topic to his board or his residents. He said he knew that the costs of the lake and silt pond, as well as all the "brick wall fencing" might be daunting to take on, but he believed our residents would enjoy having some of their amenities.

He told us his POA has to pay \$55 per month and might have to have a special assessment in the future to cover costs for the dam on the lake that was built in 1984. He said it is true that the lake and its upkeep is a cost factor.

Mr. Cleghorn said he inquired about some people using their tennis courts, who told him they live on Flagstone, in our HOA, not his POA. He said he does not like asking people for their addresses. He said our residents walk around their lake, as well, which is off-limits to anyone but the POA members. He said if we joined, it would be easier for everyone to understand where they could and could not go.

Ken provided a little background information for Mr. Cleghorn, telling him about the split way back, all those years ago. Ken said there was no animosity, it just didn't work out to be one unit.

Ken asked Mr. Cleghorn if they had done a Reserve Study for their POA. Mr. Cleghorn did not say if they had or not, but he did say they put money aside every month to pay for emergency issues. He said they also have a "silt and drainage pond fund" they put money into regularly. He said he believes the City is largely responsible for the silt pond, but he is going to have to call them about it.

The board asked various other questions, and everyone agreed we want to have "good relations" with their POA, and our HOA, and that property values are a goal for both our associations. Mr. Cleghorn asked us to think about it and let him know what we decided.

PROPERTY MANAGEMENT REPORT

Dawn began her report by telling us that the pool permit has been obtained. It costs \$300 now.

Dawn also reported that the Splash Party has been set for June 21. Donna reported that she had been in contact with Kenzi, with Crutcher and Hartley, who had asked if we are doing a Splash Party this year, and if they could help with it. Donna and Kenzi discussed dates, and agreed on June 21st. Donna said East Texas Home Inspectors will provide their very popular pulled pork sandwiches again, if we donate towards the expense. They were delighted to be asked and promised they would be there, serving the sandwiches, chips and a drink. Empire Home Loans will sponsor free Kona Ice treats for our residents and Crutcher and Hartley will once again provide the giant water slide that is always a big hit with the kiddos.

Donna said she is glad to have that all set, and has already posted the information on our Facebook page. She is also going to ask our webmaster to post the information on our website.

Dawn said she plans to order about 25 more pool key cards to be sure we have enough to get us through the new pool season.

Dawn said that 57 people still owe dues for 2025. There are now 17 residents who owe multiple years of dues. Those residents have been given over to our attorney to handle the demand letters.

Dawn said she is still waiting for the new post. She called the company about the sign post for Lazy Creek and Ridgebluff Circle. The lady she spoke with is going to try to find out exactly where the post is right now since she had promised it would be shipped within 7 to 10 days of our last meeting one month ago.

The board discussed the violation log. Ron asked Dawn to get an update from the family in Brighton Creek that has the ongoing issue with their insurance company. She said she will.

Ken said there is a tree at a home on Winding Way that needs to be alerted that they have a "monster dead tree" that could fall in this awful wind. Dawn said she hated to mention it, but we have had no tree costs YET this year, but she knows that will change any time now.

Ron asked Dawn if she has sent out violation notices to those who had installed roofs without permission. She said she does if she knows about it. The board discussed that several new roofs

have been installed without permission, and people need to be reminded that "any change to the outside of their homes" must have permission to be done. Some homes have put on different color roofs than they'd had, and did not have permission, and need to be made aware of the violation.

FINANCIAL REPORT

Dawn said our Operating account has \$66,945.51, and the Savings account has \$120,474.60. Dawn asked if she should move some out of checking and into savings. Donna said yes, about half, and it was suggested that she move \$30,000 into savings to earn that much more interest (even a little bit). She said she will do that.

Dawn said our storage unit costs did go up about \$200 for the year. The board discussed what is in the storage unit and whether we could consolidate it into a smaller rental space. The board asked Dawn to check on what the cost would be for a smaller unit.

A couple of topics in our budget were discussed, including the water bill cost, as well as the fee for the pool certification.

OLD BUSINESS

Dawn reported that she had received an email from our attorney, but she had not heard from him since Donna's email to him earlier this week. Dawn is going to contact him to ask about a few matters, including demand letters she needs sent, as well as the long-standing issue with the house on Oak Village. Donna reminded the board that our attorney was given all the documentation Dawn had for one of our residents, and Dawn is going to ask if he still has all of those documents. It was noted that he must address matters in a timely way.

Donna asked Dawn if she had any update on the City's tree at the Ridge Bridge area. Dawn said she would ask again what the City is planning.

NEW BUSINESS

Donna asked the board if there is any reason the pool should not open on its usual date, on May 1st. Dawn said she believes it will be ready for opening by then. The board discussed needs at the pool area that should be handled before it opens, including the purchase of a new water heater. Donna said that since the last of the stained and broken lounge chairs had been thrown away, we needed to buy four new ones. The board agreed that we should, go ahead and do that since we have budgeted for that purpose. Dawn said she does need to get an electrician to come out to make sure we are in compliance at the pool area.

Ken is going to check into the new water heater we need to get. It's a small one and should cost \$400 to \$500 to replace.

Dawn said she will do an inventory of the signage and chemicals and everything to be sure we are well-supplied to start the new season.

MISCELLANEOUS NON-ACTION ITEMS

Ken said he will be doing a drive-through next week with TruGreen's representative to be sure all areas are being well tended. Ken also confirmed he has spoken with Kenneth to make sure he knows to check out the newest plantings at the Stonebrook entrance and make sure they

are healthy and doing well. He said maybe add some fresh mulch there, too. Ken said he and Troy will check the water and since they have the remote to use, it is now easier to check. He said they will mark anything they find is a problem.

Ken said he had spoken to folks in Broadmoore who had started installing a fence without permission and had allowed a worker's truck to drive on our greenbelt. The guy was in his pick-up truck, and Ken got his contact information in case he finds broken sprinkler heads.

He said across the street from our greenbelt area on Woods Blvd, there's an issue with a sprinkler head he's checking out—he said he dug around it, but needs to look at it more closely when he can. He said the system is still off for now.

Ken said he's going to check through all the water systems to be sure everything is good to go for watering.

Kenneth is going to pick up all the piles of limbs from the greenbelt as well. Ken also said Kenneth is going to take care of the fallen pine trees at the Southwood entrance.

The board discussed some of the long-standing violations that a few residents have not corrected. The board referred to our Enforcement Policy to be certain of our next steps.

The board discussed Mr. Cleghorn's presentation about joining the POA with the HOA, and the consensus was that it is not a good idea. The legal expenses alone would be steep, and having to take on the care of the lake is a huge drawback. The POA pays a higher annual assessment, and the fear is, that would be necessary to take care of the silt pond and the lake. Ken said he just did not think it was a good idea, and everyone agreed. Donna said she would let Mr. Cleghorn know the result of our discussion.

Ken said he's going to remind Kenneth to get the pool cleaned up for the May 1st opening, and that we need to get that "domed" play equipment removed. Ken said we need to get our play equipment checked and in safe working order. Dawn said she'd have James take a look at it.

VISITOR COMMENTS

Our visitor, Mr. Michael Cleghorn, had departed. No visitors were present at this time.

ADJOURNMENT

Donna asked if there was a motion to adjourn. Ron made the motion and Ron seconded the motion. The meeting was adjourned at 6:56 PM.

Respectfully submitted,

Ronald D. Stutes, Secretary