

WOOD POA BOARD MEETING

JULY 25, 2024

MEETING MINUTES

(Amended by Board Approval October 3, 2024)

- I. **Board Members Attendance:** Sherry Robbins, Joe Williams, Mike Groscup, Mark Dahlgren, Melinda Weedon; Absent – Tonya Wheat

Guests Attendees: Michael Cleghorn

- II. **Call to Order:**

President Sherry Robbins called the meeting to order at 6:05 p.m.

- III. **Secretary Report:**

Motion to approve May 2024 minutes made by Joe Williams and seconded by Mark Dahlgren.

- IV. **Treasurer's Report (Joe Williams)**

Discussed the reserve funding methodology and amounts for dredging.

Discussion held on whether the City of Tyler could be responsible for financially helping with dredging due to sand filling in silt in ponds from recent city maintenance near both silt ponds.

See Report - Motion to accept report: Mike Groscup, 2nd: Mark Dahlgren

- V. **Lake and Common Grounds (Mike Groscup)**

Mike Groscup and Jimmy Harris installed a new valve on the sprinkler system.

The spillway concrete has cracked behind the spillway. The lake will need to be lowered to get concrete pumped in to repair the spillway.

Discussion held on method to install new pump for lake fountain and cost of pump and installation. Motion to accept report: Mark Dahlgren; 2nd: Joe Williams

- VI. **Recreational Facilities and Security (Mark Dahlgren)**

A pool filter was replaced. Researching quote to bring some of the pool issues into compliance. Motion to accept report: Mike Groscup; 2nd: Melinda Weedon

- VII. **Architectural Control (Melinda Weedon)**

Dr. Reddy, 3700 Lake Vista Circle, has been given verbal and written notice via email that no further concrete may be poured, nor may any further external changes made to the home or pool without submitting approval from The Woods POA Board.

Dr. Reddy did not submit for a city permit to fill in the pool, nor did he submit a request to the board. The matter of properly filling in the pool and meeting city ordinances is being reviewed by the city and the board.

Motion to accept report: Joe Williams; 2nd: Mark Dahlgren

VIII. Social and Recreational Activities (Tonya Wheat)

No report given.

IX. New Business:

Guest Michael Cleghorn requested the board contact the City of Tyler about the missing street sign for Oak Knoll and the Lake Forest intersection. He also asked about the lake sidewalk areas that are raised and are a tripping hazard and the issue of slick sidewalks due to the oily water runoff from homeowner railroad tie retaining walls.

Motion to adjourn: Mark Dahlgren 2nd: Melinda Weedon

Meeting Adjourned: 7:34 pm.

Prepared by:

Melinda Weedon

Sherry Robbins

| MAY | |
|---|--|
| WPOA Treasurer's Report ACCOUNTS SUMMARY (CASH BASIS) 5/31/2024 | |
| Southside Checking Account | |
| MAY 1, 2024 | Beginning Balance: \$35,805.72 |
| MAY 1-31, 2024 | Deposits/Credits: \$13,331.20 |
| MAY 1-31, 2024 | Disbursements: \$7,584.22 |
| | Outstanding Checks: \$1,455.34 |
| MAY 31, 2024 | Ending Balance (cash basis): \$43,008.04 |
| Southside Challenge Account | |
| MAY 1, 2024 | Beginning Balance: \$53,872.82 |
| MAY 1, 2024 | Challenge Account Transfer: \$606.25 |
| MAY 31, 2024 | Dredging Account Transfer: \$1,000.00 |
| MAY 31, 2024 | Interest: \$0.00 |
| | Ending Balance: \$55,479.07 |
| | Challenge Amount Reserve: \$32,479.07 |
| | Dredging Amount Reserve: \$23,000.00 |

| JUNE | |
|---|--|
| WPOA Treasurer's Report ACCOUNTS SUMMARY (CASH BASIS) 6/30/2024 | |
| Southside Checking Account | |
| JUNE 1, 2024 | Beginning Balance: \$43,008.04 |
| JUNE 1-30, 2024 | Deposits/Credits: \$4,846.00 |
| JUNE 1-30, 2024 | Disbursements: \$7,480.54 |
| | Outstanding Checks: \$0.00 |
| JUNE 30, 2024 | Ending Balance (cash basis): \$40,373.50 |
| Southside Challenge Account | |
| JUNE 1, 2024 | Beginning Balance: \$55,479.07 |
| JUNE 1, 2024 | Challenge Account Transfer: \$606.25 |
| JUNE 30, 2024 | Dredging Account Transfer: \$1,000.00 |
| JUNE 30, 2024 | Interest: \$124.54 |
| | Ending Balance: \$57,209.86 |
| | Challenge Amount Reserve: \$33,209.86 |
| | Dredging Amount Reserve: \$24,000.00 |

Woods Home Owners Association
Architectural Control Report
July 25, 2024
[Amended by Board Approval October 3, 2024]

Mr. and Mrs. Randy Back, 3701 Pine Bluff Circle

The Architectural Review Committee and The Woods POA Board approved the requested revisions and options to the exterior paint plan:

Brick: Will not be painted if pre-existing white on the brick cannot be removed. Instead, the brick will be touched up in said areas to match existing brick.

Fascia/Soffit/Siding: Sherwin Williams Taupe Tone 25% instead of Grecian Ivory.

Garage: Sherwin Williams Taupe Tone 25%, but homeowner may paint it a custom color to match the dark bronze gutters if-needed only if homeowners are not satisfied with the paint.

Downspouts: Senox Dark Bronze with the exception of the downspout next to the garage which will color match if the garage color is Taupe.

Glenn and Carol Price, 3702 Pine Bluff Circle

The color SW Splashy (blue) for the front door was approved by the Architectural Review Committee and the Woods POA Board.

Janey Angelo, 3204 Lake Forest

A letter of compliance to remove a large business sign was sent to the homeowner. The letter addressed the non-removal of the sign 3 weeks past the variance's agreed upon date at the end of the Parade of Homes (July 9th). The sign was thus removed.

Phil Snowberger, 3210 Lakepine Circle

A conversation with Mr. Snowberger addressed concerns regarding the vacant house under the Snowberger Trust. A subsequent email was sent per his request to list the concerns. Mr. Snowberger said he will have his property manager address and/or begin to correct the issues by July 28, 2024 deadline. This gave 10 days to begin compliance. The owner is also working on repairs caused by a tree falling on the house, and he then plans to sell the home.

Issues to be corrected:

- 1) The gate at the front of the home needs repair so that it will function and close.
- 2) The pool water is now dark green to almost black. Stagnant water is a haven for mosquito infestation and frankly a danger as to what could begin to inhabit the pool, i.e. snakes. As the house faces the neighborhood lake, walking path and other homes, the pool and hot tub need to be cleaned and maintained with clear, clean water; or they need to be drained completely and covered so they will not be a safety hazard.
- 3) The entire yard needs to be mowed and edged year-round and weekly during growing seasons. Weeds and fallen branches need to be removed. As the backyard and back of the home face the neighborhood lake and are visible from the walking path, the home and yard must be maintained on all sides.

From: **Mike Groscup** mikiebaja@aol.com
Subject: **HOA Board Meeting July 25, 2024**
Date: **July 25, 2024 at 3:30 PM**
To: **Aaa Me E-mail mikiebaja@aol.com**

I was contacted by Melinda asking me to fill a spot on the board that was vacant, I accepted the request.
After inspection of the pump house I found that the fountain and sprinkler systems were not working.
The sprinkler system had a pressure relief valve that was cracked. I found a source for the valve and the price of the valve was quoted at \$1,128+ tax. Jimmy Harris and I installed the new valve.
I contacted a number of pond/fountain companies about our problem. Solitude Lake Mgmt came out and inspected the system. They charged \$200 to come out and it was determined that they couldn't help.
I got a quote from Lake Fountains & Aeration, Inc. for a 10HP 230 Volt 3 phase pump/fountain for \$7,160 not including installation. (that's who we purchased our old P/F)
I got another quote from Pristine Pond Solutions, for both a 5HP \$21,043 and a 10HP for \$29,571 installed.
I was informed by Owen that the West Pond water level was low. I found that the water from the storms had washed away some of the dirt around the little dam,
I put in 10 bags of concrete to build that corner back up and the water level was restored.
The sprinklers on the West Pond were not working, after inspection I found the sprinkler timer was bad and needed to be replaced.
The GFI electrical outlet was also bad and was replaced.
There were a number of sprinkler heads on Lazy Creek that were also replaced.
The lights on the bridge were not working. The night light bulb was replaced.
The spillway was clogged with debris so I got in the water twice to unclog it.
The doggy poop bags boxes were filled.

Hugo was informed about Station #2 not working and hasn't repaired it yet.
Tony had been working hard to clean up after the storms and removing trees by the spillway.
There's a large washout on the right side of the spillway that still needs to be addressed.

Things that need to be done:

1. Spillway repair
2. Dredge West silt pond and lake
3. Treat Alligator Grass
4. Lights on entries (Lazy Creek)
5. North end of Lake is being undermined, needs dirt to fill in behind concrete

Money I've spent

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| Poop Bags | \$129.89 (amazon) |
| Quikrete, | |
| LED Light, | |
| Sprinkler heads | \$50.31 |
| Quikrete | |
| Sprinkler Heads | \$42.37 |
| Sprinkler Fittings | \$25.62 |
| GFI | \$31.64 |
| Sprinkler Timer | \$91.43 |

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|--------------|-----------------|
| Total | \$371.26 |
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