

Wood POA Board Meeting
October 3, 2024
Meeting Minutes

- I. Board Members in Attendance:
Michael Cleghorn, Joe Williams, Jason Barefield, Tonya Wheat & Sherry Robbins
Absent: Mike Groscup and Mark Dahlgren

Guest Attendees:
Bud Henderson, Sara Back, Vicki Riggs
Randy Back joined at 6:56 p.m.

- II. Call to Order
President Michael Cleghorn called the meeting to order at 6:00 p.m.

III. Secretary Report (Sherry Robbins):
The meeting minutes from July 25, 2024, were reviewed by email. Mike Groscup's report had been omitted and will need to be added to July 25, 2024, minutes. Mrs. Wheat made a motion to approve the correction to the minutes. Mr. Barefield 2nd the motion, without objection the motion was motion was approved.

The Organizational Board Meeting was held on September 4, 2024, and reviewed by email. No changes to the report. Mr. Williams made a motion to approve the minutes. Mr. Barefield 2nd the motion, without objection the motion was motion was approved.

- IV. Treasury Report (Joe Williams):

Mr. Williams presented the Treasurer's Report for the full month of August and September 2024. A copy of the reports is attached. Mr. Barefield made a motion to approve the treasury report for August and September. Mrs. Wheat 2nd the motion, without objection the motion was approved.

- V. Lake and Common Grounds (Presented by Joe Williams)

Mr. Williams presented the Lake and Common Grounds Report. A copy of the report is attached. The report includes quotes from various companies for either the dredging, spillway or the fountain along with a summary. There was discussion about what was included with each quote and the need to get three quotes. BlueGill Aquatic made the lowest bid for dredging the silt ponds and treatment of the alligator weed. Mr. Williams made a motion to accept BlueGill Aquatic's bid. Motion passed unanimously.

Mr. Williams continued his report as to the spillway repairs. Two bids were submitted with a third pending. There was discussion about what was included with each bid and consultations had been made with engineers. It was determined that the dam is private, and repairs would not require additional local or state approval. In addition, removal of vegetation around the dam and spillway should be considered as a preventative measure. Mr. Williams made a motion

to table spillway repairs until the third bid and pick up discussion again at the next meeting and funding availability. Mr. Barefield 2nd the motion. The motion passed unanimously.

Mr. Williams continued his report as to the fountain. It has been determined that there was no repair available for the fountain. Mr. Groscup had collected some quotes for replacement. Mr. Groscup had recommended Arrowhead Pond Fountain but was waiting for additional bids. Discussion was made over the concerns that tackling all three projects would deplete the challenge reserve account. It was suggested that the replacement of the fountain be tabled until the bids came in. President Cleghorn suggested that consulting the members through a survey would be helpful. It needs to be determined whether all repairs should be made now, build up the reserve funds for a few months or a one-time assessment for the fountain replacement.

VI. Recreation Facilities & Security Report – (Mark Dahlgren)
Mr. Dahlgren was absent from the meeting. No report was given.

VII. Architectural Control (Jason Barefield)

Renovations at 3200 Lake Pine - (Reese) reviewed and approved by the Architecture and Control Committee. The project involved replacement of fencing, installation of handrails and additional safety related enhancements designed to prevent falls. The modifications meet both the aesthetic and the safety standards of the WPOA. No violations of any covenants.

Per Sara Bank's request, Mr. Barefield corrected the report's wording for the Backs' AC request submitted during the summer.

Mr. Williams made a motion to approve the AC report. Mrs. Wheat 2nd the motion, without objection the motion was approved.

VIII. Social and Recreational Activities (Tonya Wheat)

Mrs. Wheat presented her report. She posted a reminder on the Facebook page that WPOA members use the month of October to get to know members as an important step to help guarantee safety. Neighbors could meet in person and share contact information. Halloween is during the week, and we've done Trunk or Treat the weekend before. She would not be available to manage the event but could help set it up.

Discussion of upcoming events such as Easter, Memorial Day kick off at pool, Veteran's Day showing support by displaying American flags. Discussion of membership lanyards cost of \$2.10 per household to identify members using common areas such as the lake and walking trails. Mr. Cleghorn made a motion to approve the Social and Recreational Activities report. Mr. Barefield 2nd the motion, without objection the motion was approved.

IX. New Business

President Cleghorn discussed future goals including Bylaw changes, bringing matters into compliance, voting, laws that are required, post financial reports on website, levying of fines, addressing a fine policy, property owners levying fines, signs including removal of business signs. Pool updates which will be addressed by Mark Dahlgren. Short-term rentals, long-term property leases including contact information. Creating GSI maps for WPOA. Searchable pdf on website. Events within the City posted on website. Updates to tennis courts. Neighborhood watch.

X. Execute Session

XI. Meeting Adjourned:

*****NEXT SCHEDULED BOARD MEETING NOVEMBER 7, 2024, AT 6:00 PM*****

Prepared by: Sherry Robbins

AUGUST

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
8/31/2024**

Southside Checking Account	
AUGUST 1, 2024	Beginning Balance: \$34,031.18
AUGUST 1-31, 2024	Deposits/Credits: \$8,343.00
AUGUST 1-31, 2024	Disbursements: \$11,674.90
	Outstanding Checks: \$300.00
AUGUST 31, 2024	Ending Balance (cash basis): \$30,999.28

Southside Challenge Account	
AUGUST 1, 2024	Beginning Balance: \$58,816.11
AUGUST 1, 2024	Challenge Account Transfer: \$606.25
AUGUST 31, 2024	Dredging Account Transfer: \$1,000.00
AUGUST 31, 2024	Interest: \$0.00
	Ending Balance: \$60,422.36
	Challenge Amount Reserve: \$34,422.36
	Dredging Amount Reserve: \$26,000.00

SEPTEMBER

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
9/30/2024

	Beginning Balance:	\$30,999.28
SEPTEMBER 1, 2024	Deposits/Credits:	\$4,506.50
SEPTEMBER 1-30, 2024	Disbursements:	\$7,846.44
SEPTEMBER 1-30, 2024	Outstanding Checks:	\$0.00
SEPTEMBER 30, 2024	Ending Balance (cash basis):	\$27,659.34

Southside Challenge Account

SEPTEMBER 1, 2024	Beginning Balance:	\$60,422.36
SEPTEMBER 1, 2024	Challenge Account Transfer:	\$606.25
SEPTEMBER 1, 2024	Dredging Account Transfer:	\$1,000.00
SEPTEMBER 30, 2024	Interest:	\$137.11
SEPTEMBER 30, 2024	Ending Balance:	\$62,165.72
	Challenge Amount Reserve:	\$35,165.72
	Dredging Amount Reserve:	\$27,000.00

QUOTES FOR UPCOMING MAJOR REPAIRS

SILT POND DREDGING

Vendor	Method	Warranty	Price	Comments
Blue Gill Aquatic	Dig silt out with mechanical equipment. Includes alligator weed spraying.	N/A	\$18,727.25	Similar removal process as previous years. Does not include replanting grass in the disturbed areas
Envirodredge	Pumps silt with water into containment large containment bags where water is separated and flows back into pond.	N/A	\$112,131.20	Method primarily used on golf courses where minimal ground disturbance is desired.
3H Contractors	Dig silt out with mechanical equipment.	N/A	\$30,903.38	Similar removal process as previous years. Does not include replanting grass in the disturbed areas

SPILLWAY REPAIR

Vendor	Method Description	Warranty	Price	Comments
Superior Grouting Services	Inject high density polyurethane foam to fill and seal holes and voids	1 Year	\$22,907.41	This seems to be more of a bandaidd approach to the problem and does not address the detached wall on the East side
Harris Escavating	Fill voids with flowable concrete and re-attach East wall with dowel pins and concrete.	Not mentioned	\$28,718.00	A more permanent solution which also includes the East wall repair and material fill of the eroded areas
Harris Escavating	Recommends installing two 24" pipes as secondary spillway relief drains to limit the amount of water over the spillway	Not mentioned	\$13,540.00	Combined total project cost of \$42,258.00

FOUNTAIN REPAIR/REPLACEMENT

Vendor	Method Description	Warranty	Price	Comments
Arrowhead Pond	Fountain replacement	Not mentioned	\$17,715.00	Total replacement of existing equipment with \$400 nozzle option.



ESTIMATE

BlueGill Aquatic

2500 East Main
Nacogdoches TX 75965
936-645-7585

Description	Unit	Qty	Price	Total
Mechanically Clean Pond1 for alligator weed		1	2,200	2,200
Treat Pond 1for alligator weed		1	1,600	1,600
Dredge and Haul Off debris as shown in pictures (mats included) * Dump fees will be extra if applicable.		1	13,500	13,500
Total			\$	17,300
Other			Amount	
If customer is tax exempt, taxes will be removed from the invoice				
Sub Total				17,300.0
Tax			8.25%	1,427.3
Grand Total				18,727.3

ESTIMATE NUMBER	DATE
JOB NUMBER	2-Sep-24
JOB NAME	
JOB LOCATION	PERIOD
Tyler Tx	
CUSTOMER NAME	
Joe Williams	
ADDRESS	
The Woods POA	
CONTACT PERSON	
EMAIL	PHONE
	903-262-5633
JOB DESCRIPTION	
Clean Pond 1 & 2 and treat with post treatment for weed control.	
REMARKS	
Estimate is good for 30 days. Line items on the quote may or may not be needed and will be deleted if not utilized. Adders may be necessary and will be discussed prior. BlueGill Aquatic is liscenced and Insured.	
VALID THROUGH	
2-May-24	
PREPARED BY	DATE
REVIEWED & APPROVED BY	DATE
BWH	2-Sep-24



ESTIMATE

ENVIRODREDGE
 PO Box 35
 New Summerfield, Texas 75780
 United States

Mobile: 903-541-6766
 www.envirodredge.com

BILL TO
The Woods POA
 Joe Williams

2817881150
 bluesboy1150@yahoo.com

Estimate Number: The Woods POA -
 Pond dredge

Estimate Date: September 16, 2024

Valid Until: October 16, 2024

Estimate Total \$112,131.20
(USD):

Product/Service	Quantity	Price	Amount
Sediment Removal A portable sediment removal system will be used to pump silt and sediment materials through a temporary/portable pipeline into a sediment containment tube placed at a suitable onsite location. Surface Area North Pond: 16,884 sq ft Mean Soft Sediment Thickness: 3.2 feet Estimated Soft Sediment Volume (in situ): 2,001 cubic yards. Surface Area West Pond: 7120 sq ft Mean Soft Sediment Thickness: 1.3 feet Estimated Soft Sediment Volume (in situ): 342.8 cubic yards Notes: -sediment volume based on survey using push probe and gps. -areas of rock and impermeable surfaces may affect the estimated total volume of removable sediment. -shrinkage in geo textile dewatering bags does not correlate to in situ cubic yards. -cubic yards removed does not guarantee or imply specific water depth.	2343.8	\$26.00	\$60,938.80
Geo Textile Dewatering Geo Textile (Geo Tubes) will be used to dewater sediment.	2343.8	\$13.00	\$30,469.40

Includes:
 *geo textile dewatering tube (Titan Tube)
 *Polymer injection
 *Return water management



ESTIMATE

ENVIRODREDGE
PO Box 35
New Summerfield, Texas 75780
United States

Mobile: 903-541-6766
www.envirodredge.com

Product/Service	Quantity	Price	Amount
Materials Water containment and erosion control.	1	\$2,343.00	\$2,343.00
Site Prep Setup dewatering area.	2	\$4,700.00	\$9,400.00
Equipment Mobilization and Demobilization Mobilize equipment and crew.	2	\$1,500.00	\$3,000.00
Dredge Launch & Removal crane truck or telescoping forklift	2	\$2,990.00	\$5,980.00
		Total:	\$112,131.20
		Estimate Total (USD):	\$112,131.20

Notes / Terms

This estimate is for the work scope and materials as defined above. Any other site activity, additions or inclusions will be at an additional cost to the customer. Thank you. We appreciate your business.

SALES TAX NOT INCLUDED

NOTES:

- * Haul off/disposal of dewatered materials NOT INCLUDED.
- * "Unknown" underwater structures
- * Permitting

Thank you for your business.



3H CONTRACTORS LLC
 PO BOX 522
 Frankston, TX 75763 US
 +19037079874
 ACCOUNTING@3HCONTRACTORS.COM

Estimate

ADDRESS
 Joe Williams
 THE Woods
 3408 pinecreek DR
 Tyler, tx 75707

SHIP TO
 Joe Williams
 THE Woods
 3408 pinecreek DR
 Tyler, tx 75707

ESTIMATE #	DATE
1098	10/03/2024

DATE	ACTIVITY	DESCRIPTION
	Labor	Labor for Mobilization & Demobilization of the Equipment. Labor to dig out the slit in 2 silting pounds. Labor to export the silt off sight., 1 @ \$7,998.00
	Equipment	1 1 Ton Truck, 1 Heavy haul Truck with Equipment Trailer, 3 Dump Trucks, 1 210 Trackhoe 1 Loader 1 Skid steer. MATERIALS: Fuel, 1 @ \$21,357.00

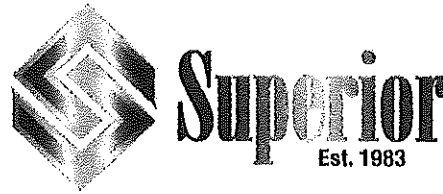
The grass will be distared in the areas we will be working 3 H
 will not be responsible to replace any damaged grass or plants

SUBTOTAL	29,355.00
TAX	1,548.38
TOTAL	\$30,903.38

Accepted By

Accepted Date

Superior Grouting Services
P.O. Box 691011, Houston, TX 77269
(281) 894-4175
estimates@superiorgrouting.com



Proposal Date:
8/7/2024

To:
Woods POA Spillway - Tyler Tx
Owens B Sanderson
PO Box 130191, Tyler Tx 75707
903-814-4214
osanderson25@gmail.com

Project Location:
Spillway of Community Lake

Quote

Submitted By:
Keith Castilla

Scope	Price
Void-fill Spillway ares behind concrete	\$22,907.41
<hr/>	
Estimated Total	\$22,907.41

Material Cap: 1,991 pounds
Additional Material(if required) billed at \$10.00 per pound.

****Work to be performed during regular business hours, if weekend or night is required add 10%.**

Payment due upon completion.

*NOTE: Specific Insurance requirements involving special certifications, subrogation, additional insured or other GC administrative requirements will be billed as a pass-through cost in addition to the estimate sums.

Owner/GC Requirements:

- 1.) Owner shall be available throughout project to review completed work and indicate acceptance or exceptions prior to SGS de-mobilization from worksite.
- 2.) Provide clear access to work areas; advise SGSI of any underground utilities, hazards above or below ground surface
- 3.) Owner warrants that all underground utilities in the affected repair areas have been pressure tested and are structurally sound
- 4.) Owner shall be responsible for all aesthetic wall repairs and flooring materials affected by repair procedure, pre and post job
- 5.) Owner indemnifies and holds harmless Superior Grouting Services Inc, from any/all claims relating to current condition of existing concrete. Superior will re-align concrete applying the highest standard, quality and accuracy possible considering current condition of the existing concrete.

SPECIFICATIONS

DESCRIPTION:

This work shall consist of drilling holes in the existing concrete and injecting high density polyurethane (HDP) through the holes to raise and/or underseal the concrete slabs and upon completion seal the holes with a non-expansive grout.

MATERIAL:

The HDP used for raising and undersealing the concrete slabs shall be a high density polyurethane. The HDP formulation used shall set and obtain 90 percent of its ultimate compressive strength within 15 minutes from injection.

EQUIPMENT:

- A. Pneumatic drill capable of drilling 5/8-inch diameter holes
- B. Truck/trailer mounted injection unit capable of injecting the HDP formulation between the concrete slabs and the subbase. The injection unit must be capable of controlling the rate of rise of the concrete slabs.
- C. Leveling device to monitor lift of concrete.

PREPARATION:

Prepare a profile of each area to determine the extent of the concrete slab that requires adjustment or raising. Ensure that the finished concrete slabs will conform to the grades and cross-section of the slabs prior to settlement and following the settlement. Strategically place injection holes for each treated area.

DRILLING:

A series of 5/8-inch holes shall be drilled through the concrete. The location and spacing of the holes shall be determined by the contractor.

INJECTING:

The HDP formulation is then injected under the slab. As the HDP chemically reacts, it expands and hardens, exerting the necessary lifting forces. The amount of rise shall be controlled, using the injection unit, by regulating the rate of injection of the HDP material. When the nozzle is removed from the holes, any excessive polyurethane material shall be removed from the area and the holes sealed with a non-expansive cement based grout.

WARRANTY:

Contractors provides the following warranty for the work performed: The contractor guarantees if any adjustments are necessary due to the loss of stability or the failure of the mechanical resistance of the injected material in the injected areas within one (1) year from date of completion of the contracted work. The contractor will adjust the settled area by re-injection at no additional cost to the owner. This guarantee does not include external causes not dependent on our material, for example this guarantee does not include and is not limited to ground subsidence or settlement of native soils, structural problems, dynamic or static loads much higher than the design loads at the time of the repair, damages caused by excavations, product tampering, natural catastrophes such as storms, floods, drought, tides, earthquakes, explosions, or fire. The contractor warrants that the injected materials will not shrink or deteriorate for a period of one (1) year from the date of completion. The contractor will replace during the warranty period, by re-injection, any material which fail to perform as warranted. This limited warranty supersedes any other warranties, expressed or implied.

Initials

TERM AND CONDITIONS

1. It is agreed that Superior PolyLift shall be permitted to execute our work without interruption, if we are delayed at any time by an act or neglect of the Owner or Owner's representative or employee, or any other contractor employed by the Owner for any changes ordered in the work, then we shall be reimbursed for our actual additional expense unless other arrangements have been made in writing.
2. Execution of the work covered by this proposal is contingent upon strikes, fires, accidents, delays of carrier, delays in delivery of materials, wars, or other causes unavoidable or beyond our reasonable control.
3. The price quoted herein is based upon one (1) move-in and one (1) move-out. If due to interruptions caused by the owner, the contractor finds it necessary to move-off or move-on the project more than one (1), there will be additional mobilization fee(s) of One Thousand Five Hundred dollars (\$1,500.00) for each occurrence, due and payable to Superior PolyLift.
4. This proposal is based upon present prices and present conditions and is valid for thirty (30) days. It is further based upon all labor being non-union.
5. **Superior PolyLift shall not be held responsible/liable for any damages to slabs, walls, plumbing, fixtures, carpet, furniture, etc. that may occur during the course of our work.**
6. **Superior PolyLift shall raise concrete slab to as level as construction allows and/or to the extent reasonably possible. If due to insufficient strength of concrete (low P.S.I.), lack of proper steel reinforcement, full depth cracks, unforeseen/unknown issues or loss of material beyond our control, we will discontinue injections in the repair area.**
7. This is the entire agreement and covers all of the work to be done under this proposal. There are no prior representations, either verbal or written, outside of this proposal or contract. Any subsequent modifications or changes must be in writing and signed by an authorized representative of this firm.
8. The return of one copy of this proposal, properly executed, will constitute a contract if an authorized representative of this firm originally signed the same. If not, two copies must be returned for the signature, after which one signed copy will be returned to you for your files.
9. By your signing this agreement, you declare yourself to be a trustee of the funds to be received by you in the payment of the work to be performed and materials to be furnished by us in performance of this contract.
10. This contract price does not include any charges in the way of federal, state, or municipal taxes, which may be imposed upon these transactions. It is understood that if any such taxes, now in force or hereafter imposed do apply, they shall be for your account.
11. It is understood that any failure to pay as and when required by this contract, all guarantees contained herein will be void and I will pay all cost of collections including reasonable attorney's fees and court cost, and 1-1/2% interest after 30 days.

Acceptance

This proposal as offered for Thirty (30) days from today's date and may be withdrawn by Superior Grouting Services at that time.

Signature

Date

Authorized Agent - Print

Purchase Order



QUOTE

Woods 1&2 POA

Date
Jul 29, 2024

Expiry
Aug 29, 2024

Quote Number
QU-0024

Arrowhead Pond
Restoration
4183 fm 2661
TYLER TX 75704
UNITED STATES OF
AMERICA

Woods 1&2 POA

Description	Quantity	Unit Price	Tax	Amount USD
5HP Lake Series 150foot cord W/ New Timer Box	1.00	10,895.00	Tax on Sales	10,895.00
12 Light Set LED Color Changing W/ Remote 150' Cord	1.00	4,720.00	Tax on Sales	4,720.00
Fountain Installation Labor, and Anchor Fabrication	1.00	700.00	Tax on Sales	700.00
Electrician Service fee 3 Phase to single Phase Conversion for New Fountain	1.00	750.00	Tax on Sales	750.00

Nozzle Options:

Classic \$325
16'H x 35'W
<https://youtu.be/7T-PzaQTEAE>

Trumpet \$350
30'H x 10'W
<https://youtu.be/XWVPO-H2pks>

Crown & Trumpet \$400
Trumpet: 24'H x 8'W
Crown: 12'H x 56'W
<https://youtu.be/hXsqVwx5AQc>

Gusher \$300
35'H
<https://youtu.be/HgvT5D-XQNY>

Description	Quantity	Unit Price	Tax	Amount USD
Crown and Gusher (Most Popular) \$400 Gusher: 22'H Crown: 13'H x 60'W https://youtu.be/Ugd5y1iWZIE				
Single Arch \$890 20'H x 40'W https://youtu.be/6h9BxoaWmPk				
Double Arch \$930 1st Tier: 20'H x 20'W 2nd Tier: 10'H x 60'W https://youtu.be/1M0WGn3L4_0				
Double Arch & Geyser \$980 Geyser: 20' H 1st Tier: 11'H x 22'W 2nd Tier: 7'H x 48'W https://youtu.be/AjNS38Fc2aI				
Blossom \$880 1st Tier: 17'H x 17'W 2nd Tier: 5'H x 30'W https://youtu.be/_5Ab0xcsZHM				
Spinning Blossom \$1400 1st Tier: 11'H x 30'W 2nd Tier: 3.5'H x 42'W https://youtu.be/ynHFXD5baIM				
Inspect the fountain for repairs and diagnose operational issues with the existing 10hp	1.00	250.00		250.00
			Subtotal	17,315.00
			TOTAL TAX	0.00
			TOTAL USD	17,315.00