

WOODS POA BOARD MEETING
CRUTCHER AND HARTLEY TEAM REMAX BOARD ROOM
3225 University Blvd., Tyler, Texas
October 12, 2023

I. **Attendees Present:**

Tonya Wheat, Tucker Wheat, John Young and Sherry Robbins

Absent: Mark Dahlgren

1 Household and 1 member attended the meeting:

Melinda Weedon was in attendance.

II. **Call to Order:**

President Sherry Robbins – 6:00 pm

III. **Secretary's Report:**

The meeting minutes of September 14, 2023, regular board meeting was provided via email to board members for review prior to the meeting. (Without objection, the previous meeting minutes were approved).

IV. **Treasury Report:**

Due to the resignation of Sara Back on October 3, 2023, the Treasurer's Report was not presented.

V. **Lake & Common Grounds Report – Tucker Wheat**

Tucker Wheat presented the Lake & Common Grounds Report; A copy is attached to the minutes.

VI. **Recreation Facilities & Security Report**

Due to the resignation of Charles Jenkins on September 15, 2023, the Recreation Facilities & Security Report was presented by Sherry Robbins. A valve broke in the sprinkler system near the pool. The water had to be turned off at the meter. This interrupted water to the pool and restrooms. Since the pool is normally closed around Labor Day, Mark Dahlgren arranged for the pool's regular closure and the yearly preparation for winter.

VII. **Architectural Control Report – John Young**

John Young presented the Architectural Control Report; A copy is attached to the minutes. It was discussed that the Architectural Control VP could accompany the Architectural Control Review Committee as schedules permit to allow a quicker response to request. Melinda Weedon offered to assist the AC VP and the AC Review Committee as needed.

VIII. **Social Activities Report – Tonya Wheat**

Tonya Wheat presented the Social Activities Report; A copy is attached to the minutes.

IX. **Old Business:**

None

X. **New Business:**

Charles Jenkins' resignation via email dated September 15, 2023. Sara Back's resignation via email dated October 3, 2023. Tucker Wheat moved to accept the resignations and John Young seconded the Motion.

Under Article IV Directors, Section 3 of the By-Laws of the Woods Property Owners Association, Inc., "...At the next annual meeting of the members a director shall be elected by the members to fill each vacancy for the unexpired term of the predecessor in office." Joe Williams has been nominated to fill the vacancy of Charles Jenkins and Joey Rose has been nominated to fill the vacancy of Sara Back. Joe Williams is willing to accept the position of Treasurer and Joey Rose is willing to accept the position of Vice President, Recreational Facilities and Security. The nominations were approved unanimously including Mark Dahlgren who had called Sherry Robbins and Tonya Wheat prior to the meeting to voice his vote and confirmed by email.

XI. **Adjourned:**

Tucker Wheat moved to adjourn, and Tonya Wheat seconded the motion. No objections were made, and the meeting was adjourned at 6:33 p.m.

Submitted by:

Tonya Wheat (Acting Secretary in Mark Dahlgren's absence)

Prepared by:

Sherry Robbins and Tonya Wheat

ATTACHMENTS

VP REPORTS

LAKE AND COMMON GROUNDS REPORT

October 12, 2023

Reviewed common areas near Lazy Creek Drive and Lake Pine Circle that have become overgrown. We will decide to clear some of the area of undergrowth once we have cooler weather.

September 23, 2023, Toni Patricio contacted Sherry Robbins and said the sprinklers near the pool had been running for at least two hours. The sprinklers would not shut down even after the controls were turned off. The water had to be turned off at the meter. Arrangements were made to have Hugo Irrigation repair the valve on October 5, 2023. He said the timer will also need to be replaced and will put it on order.

Due to the recent rains, I was contacted to remove debris from the lake including tires. I also cleared the spillway near the bridge of large tree limbs.

Chairs were left near the walking path. They have been moved to the pump house.

ARCHITECTURAL CONTROL REPORT

October 12, 2023

3706 Lake Vista Circle – Request that debris from new build is picked up and does not encroach neighboring properties.

3839 Lazy Creek – Property for sale. Per realtor website of the property, fence is not in compliance with WPOA's Covenants and Restrictions.

3107 Lake Vista Circle – Maintenance of trees on empty lot (October 2, 2023)

- Follow up with email requests and demand letters issued by the previous board.
- Inquiries about potential new projects such as fence installation and exterior paint
- Complaints received about rental properties not being maintained by owners of the property.

The AC will provide emails to realtors representing homeowners in the WPOA providing copies of the Bylaws and Covenants and Restrictions. The email will also serve as a reminder to sellers and potential buyers that the WPOA does not “grandfather in” violations.

SOCIAL ACTIVITIES REPORT

October 12, 2023

On September 30, 2023, the WPOA hosted a National Night Out event at the tennis courts. The event was attended by nine households. Officer Matthew Milhon stopped by to discuss neighborhood safety and answered questions. Three additional officers came by to visit and enjoy the refreshments. It was an enjoyable and informative afternoon. Our thanks to the Tyler Police Department and the neighbors who were able to come out.

The next scheduled event is Trunk or Treat on October 21, 2023, from 5:00 to 7:00 p.m. Members are encouraged to come out and decorate their vehicle trunks or set up card tables at the tennis courts.

Someone has offered to build our little free library. He is working on the cost of materials currently. I am also waiting on the cost of Christmas Signs.

Halloween is the kick off to the holidays to me. This is basically here. I'm wondering if anyone would be interested in having a progressive dinner or open house early in December? If anyone knows someone in the community that has a love for all things Christmas that would be a good candidate for hosting, please let us know.

Tonya Wheat

VP Social Events