

WOODS POA BOARD MEETING

Crutcher and Hartley Team REMAX Board Room

3225 University Blvd. – Tyler, Texas

October 13, 2022

Meeting Minutes

I. Attendees Present:

Owen Sanderson, Melinda Weedon, Sara Back, Tonya Wheat, Candy Carroll, Mark Dahlgren

Absent: Mark Dahlgren

Called In: Joe Williams

3 households and 3 total members attended the meeting:

A copy of the sign-in sheet is attached.

II. Call to Order:

President Owen Sanderson at 6:10 PM

III. Secretary's Report: (Tonya Wheat):

The meeting minutes of the September 9th, 2022, organization board meeting were provided via email to board members for review prior to the meeting. Without objection, the previous meeting minutes were approved. Mrs. Wheat presented her goals for the 2022 – 2023 Board: a copy is attached to the minutes.

IV. Treasurer Report (Sara Back):

Mrs. Back presented the Treasurer's Report and the association financials through September 31, 2022; A copy is attached to the minutes. During her report Mrs. Back motioned to removed former treasurer Joe Williams and to add current president Owen Sanderson to the association's South Side Banking Account. Candy seconded the motion. The motion passed. Mrs. Back noted that the previous Boards have been operating on a fiscal year that begins on January 1st and runs through December 31st and that the by-laws stipulate a fiscal year that starts October 1st and runs through September 31st. Mrs. Back motioned to revert to the Fiscal year stated in the By-laws. After discussion, the motion was amended to note that the current fiscal year will expire on December 31st at which point we will begin a new fiscal year that runs until September 31st, 2023. The new fiscal year will begin on October 1st, 2023, this was the accountant's (Etx Bean Counter) recommended method for getting back on track. The motion was seconded by Mrs. Wheat. Without objection, the motion passed. During her report

Mrs. Back opened a discussion regarding the "delinquent Accounts" policy enacted by the previous Board (see a copy in the attachments) which was never enforced. She noted the previous board agreed to enact the policy on October 1st, her first month as treasurer, and she did not think the policy was legal or appropriate to use. Mrs. Back commented that less than 10% of the accounts go over 90 days. Mr. Sanderson disagreed, noting that his interpretation of Article IV, Section 5) of the By-laws gives the Board the authority, and past Boards have used that authority to enact similar policies. Mr. Sanderson did agree that the policy should be reduced/replaced and that the current Board should set regulations for delinquent accounts. Mrs. Back stated that Article IV, Section 5) did not address late fees, penalties, or interest, only the assessments. Mrs. Back noted she had some template letters for accounts that were delinquent at 3, 6, 9, and 12 months. At 12 months if no repayment schedule was in place a lien was placed on the home/lot. Mr. Sanderson motioned to table the discussion until the Board could review the proposed letter. Mrs. Back presented a letter to the Board in which a homeowner requested financial information regarding 2021 and 2022 expenditures on attorney fees. Mr. Sanderson reviewed the letter and proposed Board's response. Mr. Sanderson noted he would

need to check with Mr. Daughtry to make sure there were no outstanding invoices before our response was sent. Following the report, Mrs. Back presented her goals for the 2022 – 2023 Board: a copy is attached to the minutes.

V. Lake and Common Grounds (Joe Williams):

Mrs. Sanderson presented the Lake & Common Grounds Report for Mr. Williams as he had called into the meeting; A copy is attached to the minutes. Mr. Sanderson presented two verbal quotes he was given to remove one dead tree (at the entrance of Calloway and Lazy Creek) and to remove two others that remain from the west silt pond remediation project. The quotes were from Plata's Yard Service (\$1,800) and Green Grass Yard Service (Toni Patricio, the POA's current yard maintenance contractor) for \$1,200. Mr. Sanderson checked with a 3rd but their price was higher. Mrs. Back suggested we obtain 3 written quotes for contract services. Mrs. Wheat motioned to accept the Green Grass quote of \$1,200 as long as the contractor was insured to prefer the work. Ms. Carroll seconded the motion. Mr. Sanderson noted he would check with the contractor regarding insurance prior to giving the Board's approval. With objection, the motion passed. Following the report, Mr. Williams presented his goals for the 2022 – 2023 Board: a copy is attached to the minutes.

VI. Recreation Facilities & Security (Mark Dahlgren):

Mr. Sanderson presented the Recreation Facilities & Security Report in Mr. Dahlgren's absents; A copy is attached to the minutes. In the report, Mr. Dahlgren provided an estimate of \$505.72 from East Texas Pool Service to replace the backwash valve on the pool pump. Mr. Sanderson made a motion to approve the repair at the estimated cost, and Ms. Carroll seconded the motion. Without objection, the motion passed.

VII. Architectural Control (Melinda Weedon):

Mrs. Weedon provided an update on the Architectural Control request and her report. During her report, Mrs. Weedon provided the board with an update on the settlement agreement with Mr. and Mrs. Price. A copy of her report is attached to the minutes. Following the report, Mrs. Weedon noted that the lots located at 3107 Lake Vista Drive had a tree fall and hit the neighbor's house. Mr. Sanderson reported that he recently was contacted by the nephew of the previous owner who has taken ownership of the lot. Mr. Sanderson is working with the new owner to bring their dues current, and that he would reach out to them regarding the maintenance of their lot. Mrs. Weedon presented her goals for the 2022 – 2023 Board: a copy is attached to the minutes.

As part of the AC report, the homeowner at 3839 Lazy Creek Drive (Tony Patterson) had previously submitted a request to construct a pergola with a roofing system provided by "Cover My Pergola" at the rear of his home. Mr. Patterson had previously submitted documents and information regarding the structure and roofing system to the Architecture Review Committee (ARC) for review. The ARC, as well as the VP for AC, met with Mr. Patterson to review the project. The ARC provided a report to the Board which can be found in the attached report. The ARC agreed that the structure and proposed design met the requirements in the covenants and that it was not considered a "Temporary Structure" due to the fact it would be grounded in a permanent foundation. However, the ARC questioned the proposed roofing system as complying with the covenants and requested the Board take a further look into the matter. Mr. Patterson was present at the meeting and presented his project to the Board. He provided the reasoning behind the selected product which allows for light the shine through while providing weather protection. He noted that as a contractor, he had installed the same system in homes located in the Garden Club POA and Holly Tree. Mr. Patterson noted that the system had a 10-year warrant and was ANSI-rated and impact resistant. After some discussion and questions from the Board, Mrs. Back motioned to approve the project. The motion failed to receive a second. Mr. Sanderson proposed we add stipulations to the motion since the product is not an architectural shingle and is designed for pergolas. Mrs. Weedon questioned if the Board's approval of this type of transparent plastic roofing material would open the door for other cheaper plastic coverings to be

used. Mr. Patterson noted that this material was a certified roofing material and other types of cheap plastic roof coverings are not. Mr. Sanderson made a motion to approve the project with the understanding that the Board is approving a certified roofing system of a bronze color designated only for a pergola. Mrs. Wheat seconded the motion. Without objection, the motion passed.

VIII. Social Activities Report (VP Candy Carroll):

Ms. Carroll presented the Social Activities Report and her Goals for the coming year; A copy is attached to the minutes. She reminded everyone of the upcoming Boo Bash at the Tennis Courts on Oct. 15th.

IX. Presidents Report (Owen Sanderson):

Mr. Sanderson presented his Goals for the coming year; A copy is attached to the minutes

X. Old Business:

None

XI. New Business:

The Board discussed the website and possible updates to the AC page. Mr. Sanderson noted he had sent a request to Steve Fitzgerald (the current Woods POA web coordinator) to get some items revised, but did not hear back in time for the meeting. Mr. Sanderson directed Mrs. Weedon to get with the ARC and review the AC request page to determine what specific items the ARC and the Board should receive to actually and efficiently respond to an AC request. Mr. Sanderson suggested a committee be formed to review the website and help with the design.

Mr. Sanderson tabled the discussion regarding Solar panels until the next meeting due to time. He noted the Board needs to adopt a policy for the review and acceptance of solar panel requests.

XII. Adjourned:

Without objection, the meeting was adjourned at 9:03 PM. The next board meeting is scheduled for November 10th, at 6:00 pm at the Crutcher and Hartley Team REMAX Board Room.

Respectfully Submitted.

Tonya Wheat

Woods POA Secretary

Attachments

VP Reports

VP Goals

Woods POA
2022 - 2023 Goals

Hello,

I am excited about being on the team that was elected to represent the POA of the Woods. It is my desire to keep our neighborhood to a high standard in order for it to be a desirable neighborhood to live in.

One of the things I would like to see happen is for the 5 entrances we are responsible for to be re-worked. First impressions are either positive or negative. It is my desire to have welcoming entrances into our neighborhood. Not that the entrances we have are bad, they just need a little face lift.

I would also like to see us have a yard of the month club as we have had in the past. I think this is a fun thing to see and I also feel as if it would increase the appearance of our yards. I loved seeing the yards of the month.

I would also like to see us have block parties from time to time. I think this would be a great way for us to meet our neighbors. It is always a great idea to know who is in your circle so to speak in order for you all to look out for each other.

Respectfully Submitted,

Tonya Wheat
Woods POA Secretary

Treasurer Report – Oct. 13, 2022 Board Meeting

1. Thank you to a gracious Joe Williams for taking the time at the end of September to sit down with me in his home office and review with me all the duties of this job.
2. Removed former WPOA President, Jack Balko from bank and savings account. Added new WPOA Treasurer name (Sara Back) as signer on the account with Joe Williams.

I would now move to remove past treasurer, Joe Williams, and add newly elected president, Owen Sanderson, as the proper additional signer needed on the Southside WPOA bank account.

3. Organized the receipts and invoices given by Joe William for 2021-22, attempting to more clearly understand expenditures from the 2021-2022 BOD. It appears larger expenditures went into certain amenities than shows on the books (IE: Tennis Court, Dam, Pool). I made no changes to how items were categorized nor will I do so for the remainder of the last board's fiscal term, ending December 31, 2022 as the expenditures categories were not my doing.

Since the past board transitioned to a Jan 1-Dec 31 fiscal year instead of the one stipulated in the by-laws, the new board members are obligated to follow the fiscal decisions of a previous board for a quarter of the year. I motion to revert to the fiscal year stipulated in our By-Laws, to run concurrently with the elections, October 1 – September 31.

4. Met with Edna Swafford of East Texas Bean Counters to understand how they work with WPOA. We also discussed a plan moving forward Jan. 1, 2023 with a new system of sub accounts to get a better idea of expenditures on various amenities/bod work.

I did email everyone on the board a draft of a revised list of new subaccounts to more precisely classify expenses, if others would like to study and make suggestions in the next few months on this please do so.

5. Reviewed "Delinquent Account" penalties and interest fees ETX BeanCounters told me the past board wanted implemented with Oct quarterly statements (approved Jan 2021 BOD meeting). In reviewing, it seemed excessive and per Owen, we agreed not to implement now. Reviewed delinquencies with ETXBC, and less than 10% go over 90 days. Table or discuss this matter? (FYI: Quarterly statement system contribute to 90 day late payments)
6. Wrote response to property owner requesting financial information on legal fees spent in 2021-2022. Can I mail response or does it need to be approved by board before sending?
7. Attached is the last fiscal report handled by past WPOA Treasurer Joe Williams for September. It was created and sent by East Texas Bean Counters bookkeeper, Edna Swafford.

Woods Property Owners Association Inc.

Balance Sheet

As of September 30, 2022

Accrual Basis

	Sep 31, 22	Aug 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Southside Bank - Checking	21,965.00	22,643.35	(678.35)
Challenge Reserve Account	20,034.82	19,420.43	614.39
Total Checking/Savings	41,999.82	42,063.78	(63.96)
Accounts Receivable			
Dues Receivable	12,610.18	10,977.18	1,633.00
Total Accounts Receivable	12,610.18	10,977.18	1,633.00
Total Current Assets	54,610.00	53,040.96	1,569.04
Fixed Assets			
Common Areas	999.89	999.89	0.00
Fencing	12,325.00	12,325.00	0.00
Irrigation System	23,200.00	23,200.00	0.00
Picnic Tables	4,383.46	4,383.46	0.00
Silt Pond	50,882.23	50,882.23	0.00
Swimming Pool/Bath House	45,000.00	45,000.00	0.00
Tennis Courts	30,000.00	30,000.00	0.00
Total Fixed Assets	166,790.58	166,790.58	0.00
TOTAL ASSETS	221,400.58	219,831.54	1,569.04
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Playground Fund Payable	2,053.81	2,053.81	0.00
Prepaid Dues	20,036.05	22,276.05	(2,240.00)
Prepaid Expenses by Rosewood	20,000.00	20,000.00	0.00
Total Other Current Liabilities	42,089.86	44,329.86	(2,240.00)
Total Current Liabilities	42,089.86	44,329.86	(2,240.00)
Total Liabilities	42,089.86	44,329.86	(2,240.00)
Equity			
Net Assets	223,463.82	223,463.82	0.00
Net Income	(44,153.10)	(47,962.14)	3,809.04
Total Equity	179,310.72	175,501.68	3,809.04
TOTAL LIABILITIES & EQUITY	221,400.58	219,831.54	1,569.04

Woods Property Owners Association Inc.
 Profit & Loss Budget Performance
 September 2022

Cash Basis

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Dues and Assessments	7,237.00	8,915.00	(1,678.00)	75,770.35	80,235.00	(4,464.65)	106,980.00
Discounts Granted	0.00	0.00	0.00	(1,747.00)	0.00	0.00	0.00
Transaction Fees	0.00	0.00	0.00	600.00	0.00	0.00	0.00
Interest Income	8.14	6.25	1.89	16.50	15.40	1.10	22.55
Finance Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Keys	0.00	0.00	0.00	200.00	0.00	0.00	0.00
Total Income	7,245.14	8,921.25	(1,676.11)	74,839.85	80,250.40	(5,410.55)	107,002.55
Expense							
DEPARTMENTS							
Lake & Common Grounds							
Spillway Repair	0.00	0.00	0.00	17,895.28	20,350.00	(2,454.72)	20,350.00
Facilities Maintenance	0.00	200.00	(200.00)	0.00	600.00	(600.00)	600.00
Landscaping	2,890.99	2,585.00	305.99	24,470.51	21,565.00	2,905.51	28,920.00
Sprinkler Systems	0.00	200.00	(200.00)	1,625.98	500.00	1,125.98	625.00
Tree Removal	0.00	500.00	(500.00)	225.00	1,500.00	(1,275.00)	2,000.00
Dredging	0.00	0.00	0.00	48,250.00	55,000.00	(6,750.00)	55,000.00
Seawalls	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lake & Common Grounds Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Lake & Common Grounds	2,890.99	3,485.00	(594.01)	92,466.77	99,515.00	(7,048.23)	107,495.00
Recreation Facilities/Security							
Pool & Bath House	861.27	650.00	211.27	5,066.57	5,990.00	(923.43)	6,695.00
Tennis Courts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Playground	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fencing	0.00	0.00	0.00	0.00	1,100.00	(1,100.00)	1,100.00
Total Recreation Facilities/Security	861.27	650.00	211.27	5,066.57	7,090.00	(2,023.43)	7,795.00
Architectural Control							
By-Laws & Covenants	9.52	0.00	9.52	67.05	1,565.00	(1,497.95)	1,565.00
Total Architectural Control	9.52	0.00	9.52	67.05	1,565.00	(1,497.95)	1,565.00

Social Activities							
Activities	0.00	0.00	0.00	237.11	850.00	(612.89)	1,250.00
Total Social Activities	0.00	0.00	0.00	237.11	850.00	(612.89)	1,250.00
Total DEPARTMENTS	3,761.78	4,135.00	(373.22)	97,837.50	109,020.00	(11,182.50)	118,105.00
OPERATIONS							
Bank Service Charges	41.10	60.00	(18.90)	399.20	540.00	(140.80)	720.00
Bookkeeping	450.00	450.00	0.00	4,050.00	4,050.00	0.00	5,400.00
Insurance	75.00	0.00	75.00	6,822.00	6,999.00	(177.00)	6,999.00
Office Supplies	0.00	0.00	0.00	420.45	50.00	370.45	100.00
Postage and Delivery	0.00	0.00	0.00	452.00	300.00	152.00	300.00
Printing and Reproduction	0.00	0.00	0.00	633.39	300.00	333.39	300.00
Professional Fees	0.00	0.00	0.00	3,256.53	3,700.00	(443.47)	3,700.00
Website Support	0.00	0.00	0.00	1,655.00	685.00	970.00	985.00
Taxes	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Annual Meeting	0.00	0.00	0.00	485.30	550.00	(64.70)	550.00
Total OPERATIONS	566.10	510.00	56.10	18,173.87	17,174.00	999.87	19,324.00
UTILITIES							
Electric	653.22	620.00	33.22	5,188.93	4,735.00	453.93	6,655.00
Water	0.00	250.00	(250.00)	1,933.30	2,400.00	(466.70)	3,000.00
Total UTILITIES	653.22	870.00	(216.78)	7,122.23	7,135.00	(12.77)	9,655.00
Total Expense	4,981.10	5,515.00	(533.90)	123,133.60	133,329.00	(10,195.40)	147,084.00
Net Ordinary Income	2,264.04	3,406.25	(1,142.21)	(48,293.75)	(53,078.60)	4,784.85	(40,081.45)
	2,264.04	3,406.25	(1,142.21)	(48,293.75)	(53,078.60)	4,784.85	(40,081.45)

Net Income

Woods Property Owners Association

DELINQUENT ACCOUNT

PENALTY & INTEREST FEE SCHEDULE

To address the problems of delinquent accounts in our Association, the following penalty and interest fee structure has been approved by the WPOA Board of Directors at its regularly scheduled meeting January 14, 2021. This information will be posted on the WPOA website. All current members with delinquent accounts will be mailed this information and their accounts will be subject to the penalty and interest fee schedule 30 days after the mailing.

1. For accounts 4 months' delinquent, a penalty fee of \$15.00 will be charged each month the delinquency prevails, up through 5 months' delinquent.
2. For accounts 6 months' delinquent, a penalty fee of \$25.00 will be charged each month the delinquency prevails, up through 11 months' delinquent.
3. For accounts 12 months or more delinquent, a penalty fee of \$50.00 will be charged each month the delinquency prevails.
4. When an account becomes 12 months' delinquent, a lien will automatically be placed on the member's property, and all fees required to do so will be charged to the account.
5. When an account becomes 6 months' delinquent, an interest charge of the outstanding balance will be charged to the account. The interest will be charged at the rate of 1 ½% of the outstanding balance.

Delinquent Account Payment Plan and Schedule

Any homeowner/lot-owner with a delinquent account may request a payment plan without accruing monetary penalties per the schedule below:

- 6 months to 23 months in arrears: 1/3 down and remainder in 2 equal payments within the next 3 months.
- 2 years to 35 months in arrears: ½ down and remainder in 2 equal payments within the next 3 months.
- 3 years or more in arrears: 2/3 down and remainder in 2 equal payments within the next 3 months.
- Board members will outline dates for the payments in accordance with the payment plan.
- The homeowner/lot owner must stay current with dues payments. Failure to make payments per the payment plan will immediately cause penalties and interest fees to be applied to the account and any scheduled lien filing activity to be processed.

Woods Home Owners Association

Architectural Control Report

October 13, 2022

3307 Lake Pine Circle

Todd Glass has requested approval to remove an existing covered back porch with a more permanent structure. The existing structure is rotting, and the new covered porch structure will have wood columns and shingled roof to match the existing roof.

No electrical, plumbing, nor city permit will be required. The structure is not seen from the road and will keep the same foot print as the existing structure previously approved years ago by the Woods POA Board.

Architectural Review Committee and Board Approved/Aug. 2022.

3708 Lake Vista Circle

Chris and Beth Warren have purchased this home and are currently remodeling the interior. They have requested approval of paint colors to the exterior as they are wanting to paint the brick and wood facade of the home

The Architectural Review Committee has approved the colors: SW7015 Repose Gray for the brick; SW7017 Dorian Gray for the wood front exterior façade and back deck; SW 6990 Caviar (Black) for just the façade where it meets the trim, and the gutter will cover it as the roof is black; and SW 6458 Restful green for the front door.

The Warren's know any changes to these colors must have written approval as well.

Architectural Review Committee and Board Approved/Aug. 2022.

3839 Lazy Creek Drive

Tony Patterson has requested to speak to the board on getting approval to add a back porch and cover to the rear of his home. The structure will be 12 ft by 24 ft pad covered by a pergola. The pergola will be framed with western red cedar and stand at 10 ft completed height to match up to the edge of the roof.

The Architectural Review Committee was in agreement with the pergola meeting "permanent" structure as it will be anchored to a concrete slab, but the committee has questioned whether the roof is in compliance with the covenants since it will not be a shingled roof. The proposed product a thick plastic-like product. Though the product in question is apparently an expensive product, it will not match the home's existing roof.

This product is not in harmony or consistency with any other home structures in the association. All other structures, i.e., pool houses, tool room houses and gazebos have all been required to have shingled roofs by prior boards.

The request awaits board approval.

Lot 12-A, Lake Vista Circle

Butch Hall presented plans for a future home on site Lot 12-A. The Architectural Review Committee and I met with the future homeowners at the site to confirm that the architectural plans have met the covenants' specifications on setbacks, square footage, brick percentage and erosion protection into the lake.

The exterior paint color for siding and trim, brick, stone colors have been discussed. The retaining wall design and specifications are still in the development stage. Final selections on these items will still need architectural review committee and board approval.

Mr. Hall will present the plans to the city for permits. Once permits are granted, Mr. Hall will officially submit plans to the architectural review committee and the board for final approval.

3702 Pine Bluff Circle

Glenn and Carol Price's enclosed garage apartment and new garage updates:

Per the agreement signed by Glenn and Carol Price, city permits are required for the enclosed detached garage apartment and any corrections required by the city as well as permits for newly proposed two-car garage that will be within the structure of the primary residence.

Due to work travel, the Price's did not meet the first permit deadline, and Board President Owen Sanderson granted a two-week extension. Per Mr. Price's emails, he has tried to meet the second deadline, but was unable to do so due to not completing the required documentation in the manner the city required.

Per Mr. Price's emails, he has since met with city officials and submitted the required documentation for requesting permits on both structures. The city is reviewing the documents.

To date the following are the city's requirements thus far:

- 1) The city is requiring Mr. Price to remove a tool room that was added to the back of the converted garage apartment. Mr. Price could not provide foundation plans, nor did it fall within the required city setback requirements. Mr. Price has decided to demolish the tool room and not rebuild the tool room elsewhere on his property.
- 2) The city has required Mr. Price to remove the stove in the converted garage apartment and cap the gas line to it. Per his email, Mr. Price has complied with this requirement. Per the Board's request, Mr. Price has built over the area by installing a new lower cabinet where the stove was. He is waiting for a counter top to be installed.

At this time, Mr. Price is waiting on the permits from the city of Tyler. Once permits are issued, city inspections will follow on both the existing garage apartment and the proposed two-car garage. The deadlines for project completion remain as agreed upon in the settlement with the Price's.

Lakes and Common Grounds Report

October 13, 2022

1. Tony has repaired the broken lake irrigation pipe (in two places) and removed a large chunk of concrete poured around the pipe which ultimately settled in the ground and breaking the PVC pipe. Not sure why there was concrete poured around the pipe unless someone attempted to make a temporary repair previously.
2. Tony also installed a new sprinkler line on the West side of the North silt pond.
3. I asked Tony to make sure the tennis courts are blown off each week as part of his agreement.
4. I asked Tony to remove the broke off hanging tree limb near the tennis courts before it falls on it's own.
5. Part of my annual goals is to better winterize the lake irrigation pump house before December. I intend to add insulation to the walls and ceiling as well as replace the heaters with safer oil filled radiator type with a thermostat control.
6. Owen has been working with Tony to install new shrubs along Callaway and get the dead tree removed.

Lakes & Common Grounds 2023 Goals

1. Winterize pump house
2. Winterize pool house and pool equipment
3. Replace or repair cracked pool pump
4. Begin upgrading irrigation system/equipment with industrial grade components
5. Provide and implement a plan to expand irrigation system where it does not exist
6. Look at how to fence off the West end of the West silt pond to eliminate insurance liability.
7. Add bump bar exit device to the pool gate (and possibly tennis courts)

Respectfully Submitted,

Joe Williams

VP of Lake and Common Grounds

Pool and Tennis Courts Report

October 13, 2022

1. Ron has identified that the backwash valve is leaking and will need to be replaced. He suggested that I call East Texas Pool Service to have them replace it.
2. Ron has turned the pump off for now to make sure that the water level stays up where it should be.
3. Ron will be putting the cover the pool and winterize it on Tuesday Oct 12.
4. East Texas Pool Service sent a quote for \$505.72 to replace the backwash valve.
5. Part of my annual goals I will be working with Joe to winterize pool pump house. We had discussed replacing the heaters with safer oil filled radiator type with a thermostat control.

Pool and Tennis Court 2023 Goals

1. Winterize pool house and pool equipment
2. Replace or repair cracked pool pump
3. Paint fence surrounding pool
4. Look into purchasing some new furniture to replace older pieces
5. Add bump bar exit device to the pool gate (and possibly tennis courts)

Respectfully Submitted,

Mark Dahlgren

VP of Recreation and Security

Architectural Review Committee Reports

Sep 28,
2022,
8:01 AM

Jason Barefield

to me

Architectural Review Committee, The Woods POA

September 27, 2022

Committee Members

John Young

Jason Barefield

September 22, 2022 - 5:30 PM – Todd Glass Residence

Committee Members were asked to review a remodel project located at 3307 Lakepine Circle. The back patio cover is deteriorating and Mr. Glass needs to replace it. He plans to extend the existing roof to encompass the back patio roof. After seeing other upgrades and improvements Mr. Glass had recently completed on the house, we recommend this project be allowed to proceed.

Thu, Oct 13, 2022 at 1:08 PM

Todd Glass <bigtglass@yahoo.com>

To: Melinda Weedon <melindaweedon2@gmail.com>

Woods POA,

On Thursday July 28th the ARC went and met with Mr Patterson to discuss back porch cover. We reviewed the site and Mr Patterson's plans for the covered porch. The structure itself we believe fits in with covenants. The roofing material presented is a see through material that allows light in. We discussed with Mr Patterson that the covenants require an architectural shingle material for roofing and that the board would be more likely to approve with a shingle roof.

ARC members present

Jason Barefield

John Young

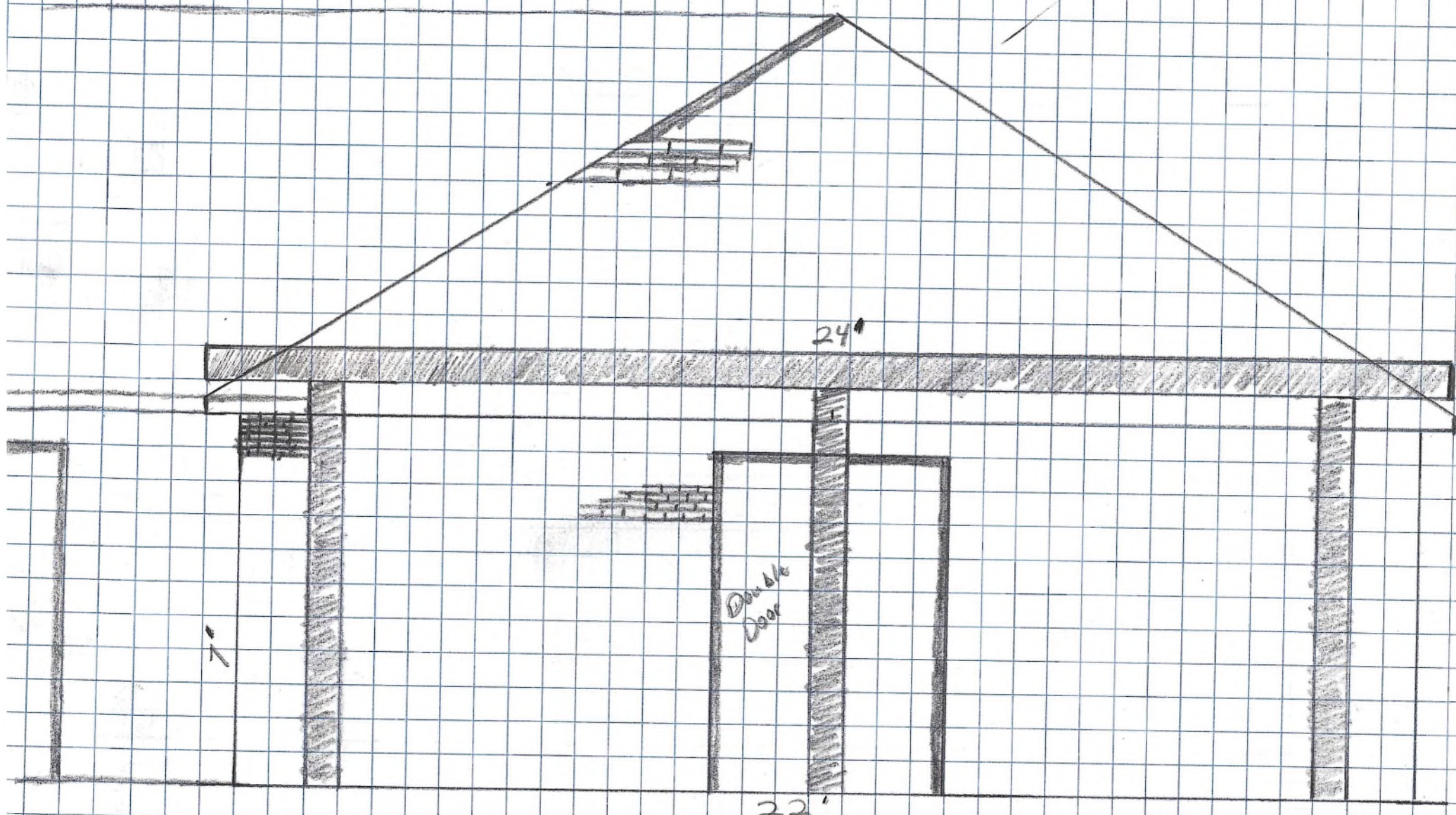
Todd Glass

The Woods POA
Architectural Control
Goals for 2022-2023

- 1) Update online procedure for submitting requests for Architectural Control to make the process more streamlined.
- 2) Work on bulletins to cover aspects of the covenants that are lacking or need clarification for easier understanding. Bulletins would have board approval.

Patterson
3839 Lazy Creek
Porch Extension Pergola

Front



7''

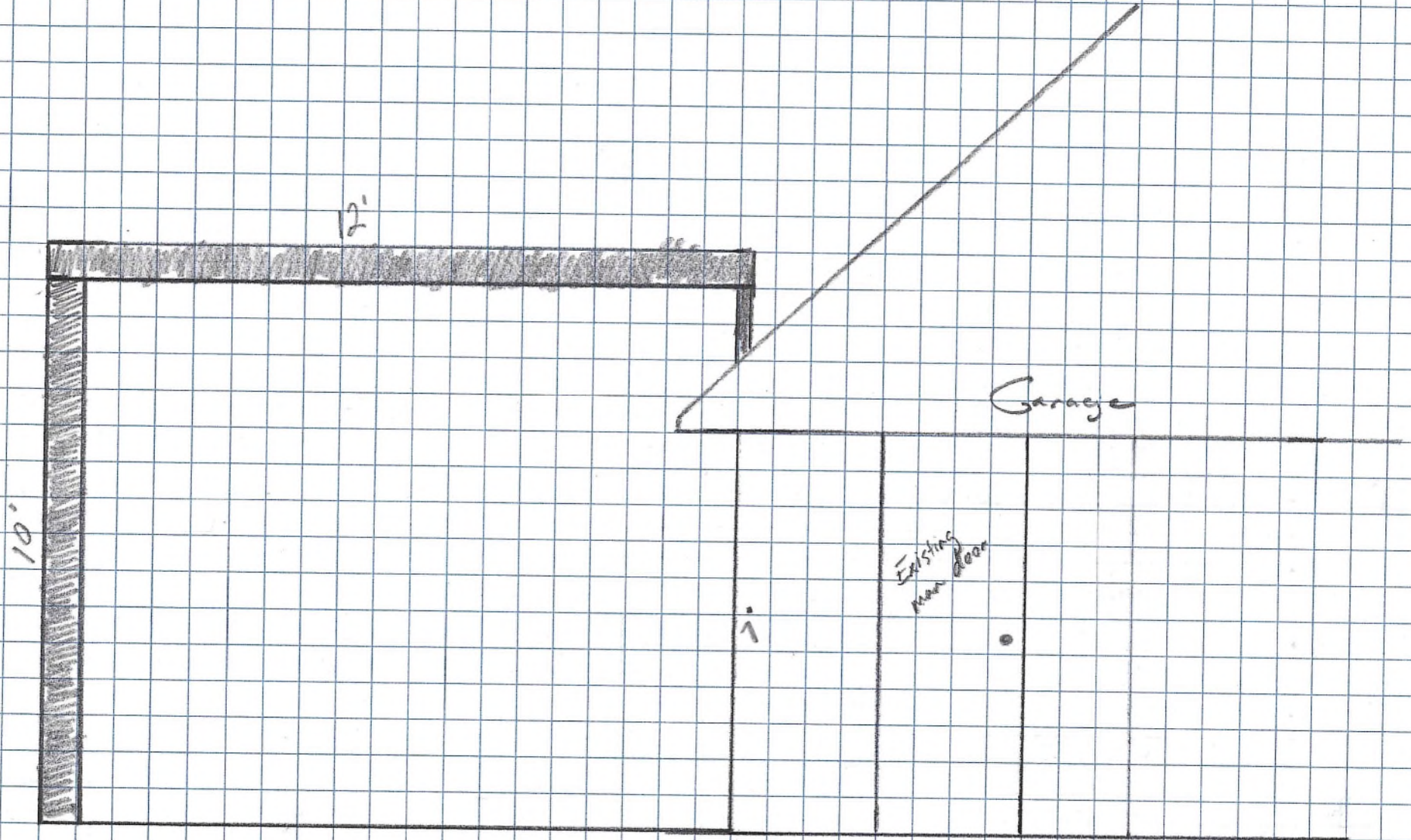
24''

Double
Door

22''

side

Patterson
3839 Lazy Creek
Porch Extension Pergola



Birds eye

Patterson

skyjack

Garage

existing

1

2

3

22'

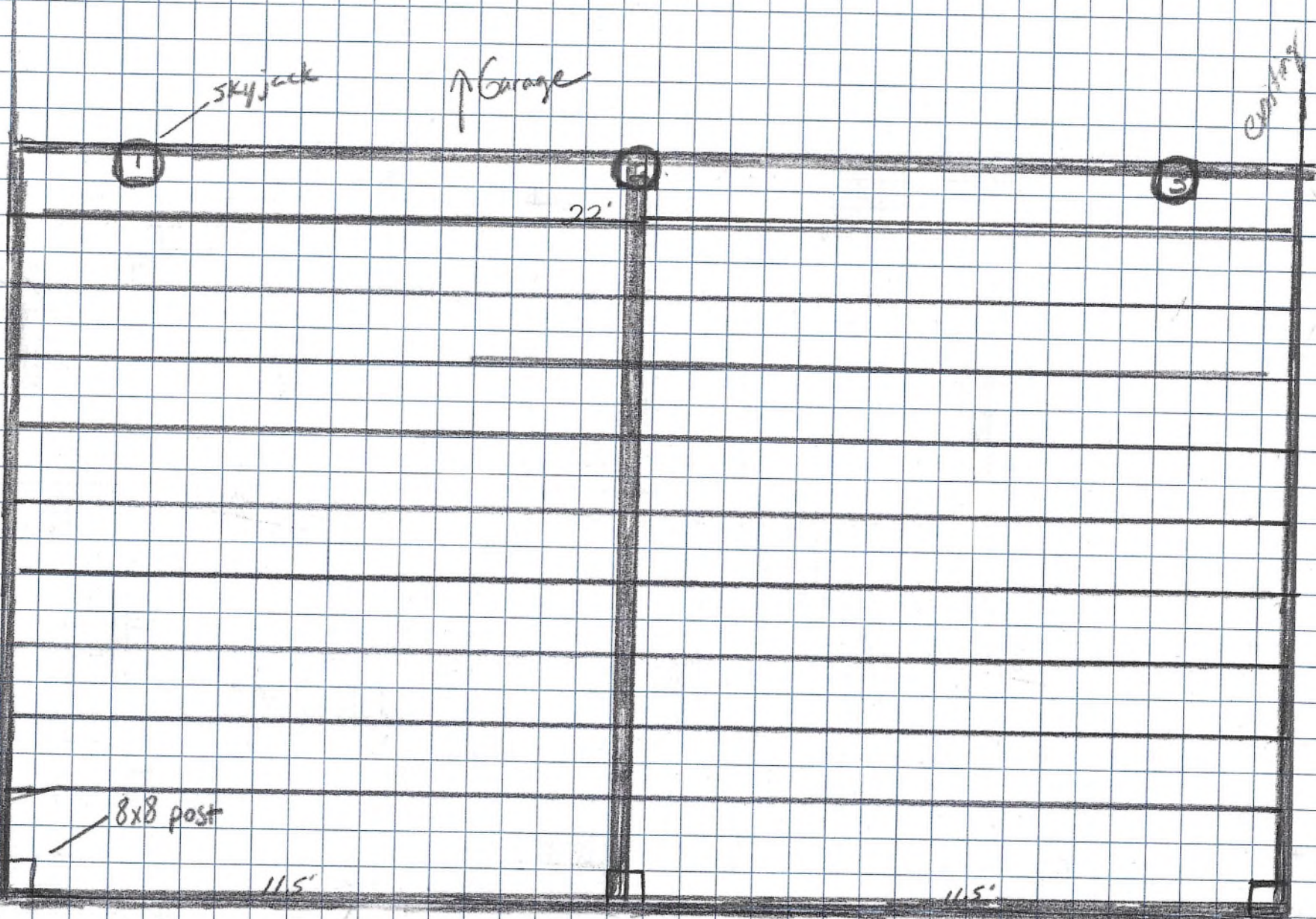
12'

8x8 post

115'

115'

House











Hercules System Warranty

10 YEAR MATERIAL WARRANTY

Congratulations on your new Cover Your Pergola system. We stand behind our product and want our customers to be 100% satisfied with their cover. If you have any questions about your warranty, please reach out to warranty@coveryourpergola.com.

Products Covered and Duration of warranty

This warranty statement refers to our Hercules System (premium system with standing seam). The warranty is valid ten years from the date of purchase and is non-transferable.

Terms of Warranty

If your system should fail for any of the following reasons, Cover Your Pergola will replace any defective materials (panels, trim pieces, or other accessories).

- *Significant discoloration
- **Hail penetration for hail up to ¾"
- ***Wind loads up to 125 MPH and snow loads up to 40 PSF
- ****Leaking at/in the system's seams where sheets attach to each other

Labor is covered **if** Cover Your Pergola is/was the original installer. Labor is **not** covered if a different installer was used. The warranty is void if modifications are made to the structure we installed on.

Cover Your Pergola requires a minimum slope of 2% to be eligible for warranty claims.

How to Submit a Warranty Claim

Submit your warranty claims or questions at warranty@coveryourpergola.com. An account representative will call or email to schedule an in-person or virtual visit to assess what sheets and parts require replacement.

In the event of natural disasters and severe storms outside of the Hercules System warranty, homeowner's policies should cover this system.

**Minimal fading is expected several years after installation.*

***Hail passes through the sheet (even just first layer).*

****Structural requirements: Max distance between purlins: 23" / No cross bracing required.*

*****Leaking at points where the system connects to or meets the house is not covered.*

**Vice President of Social Activities
2022 Expenses
As of Woods POA Board Meeting
October 13, 2022**

Did not have February New Neighbors catered meal due to bad weather		Budget \$300
April 7 - 9 th	Garage Sale with proceeds toward playground Printing handouts Total proceeds \$2050.00	Budget \$100 Spent \$37.35
April 16 th	Easter Egg Hunt at Tennis Courts Supplies & Lunch (25 Attended)	Budget \$100 Spent \$78.03
May 28 th	Opening Pool Party w Hotdogs Supplies & Lunch (35 Attended)	Budget \$300 Spent \$159.08
Did not have September Fishing Contest at Bridge		Budget \$100
October 15 th	Halloween Party at Tennis Courts	Budget \$200
December	Christmas Party	Budget \$200

+++++

2022-2023 Goals

1. Have at least 4 events during the year.
2. Provide New Neighbors a Welcome Packet.
3. Set the "Home of the Month" Sign out for houses for their yard/landscaping/seasonal decorations, etc.
4. Help with updating Email and Phone lists of members.

Social Activities Committee: Celia Balko, Candy Carroll, Tara Propper and Tita Williams

Candy Carroll, VP of Social Activities, candylea.carroll@gmail.com, 806.787.6766

Presidents Goals

Woods 2022-2023 Goals

Common Grounds

- North Silt Pond L
 - Performed limed dredging of the north silt pond so we can get back to a schedule for dredging one silt pond every other year.
- West Silt Pond
 - Work with ONCOR and Rose Villas to remove the culvert.
 - Work with the city of Tyler to determine the best approach to fix drainage under Callaway Road.
 - Install Sprinklers into an existing system to water west silt pond grass.
 - Eliminate the easement with Rosewood Villas
- Concrete Walk Paths.
 - Install concrete Ramps from city streets (Lazy creek, Lakepine Cir., and Lake Forest Drive) to walk-in paths around the lake. I estimate the cost to be \$500 each.

Swimming Pool

- Move the 911 phone to be able to access from inside the fence
- Paint the fence or replace
- Hire a company to Investigate and repair the pool deck settling
- Pour concrete slab under the current covered area

Tennis Courts

- Complete the light pole painting project by painting the light housing at the top, (\$1,000)
- Install new concrete parking area (\$6,000) with a concrete sidewalk leading to the tennis court entrance (\$1,800). Fix drainage adjacent to tennis courts prior to installing concrete sidewalk
- Fixed gates in to tennis Courts

Playground

- Develop a comprehensive plan and budget to bring to the association for approval.

Accounting and Saving

We have some aging facilities which we have done a good job of refreshing but in the coming years will need a more comprehensive repair or replacement. The question regarding the use of the challenge reserve account at the annual meeting got me thinking. We need to repurpose this account and call it "Future Challenging Expenditures" or create a new account. From there we create a list of the cost to perform all future repairs or replacements and an estimated year to perform the task. We start saving and budgeting the cost per year so when the year or time comes, we have the funds set aside it is not a hit on the overall budget. My list of things to include are:

- Tennis court resurfacing 5-7 years at \$20,000 total cost, \$2,820/year

- Bridge replacement/replacement to major sutural members. 5-7 years, \$10,000 total, 2,000/year
- Swimming pool deck/plumbing replacement 5-10 years, \$30,000 total, \$3,000/year
 - Swimming Pool fence, 5 years at \$16,000 Total, \$3,200/year. Probably should be done at the same time as pool decking.

Total hit on an annual budget rounded to \$11,000. Note prices above are rough estimates.

Architecture Control

Produce bulletins covering aspects of the Covenants that are lacking or need interpretation, such as Solar Panels, Sheds, and Recreation vehicles. Construct guild lines for the newly formed ARC and streamline the process of project approvals.

Respectfully Submitted,

Owen Sanderson

WOODS I & II PROPERTY OWNERS ASSOCIATION

Member Sign in Sheet

Meeting Date: 10/13/22 Time: 6:00^{PM} Place: REMAX

Name	Address	Phone Number	Email
CHUCK ARMSTRONG	3205 LAZY CREEK DR	214 215-3233	CHUCKARMSTRONG6@gmail.com
Tony Patterson	3839 Lazy Creek Dr	279-7747	tony.patterson02@gmail.com
Vicki Riggs	3304 Shadow Glen Dr	903-539-0249	Vickilyn228@yahoo.com

Please use legible Print