

Woods I & II POA ANNUAL MEETING

Hill Top Nazarene Church

August 26, 2021

MINUTES

Attendees Present: Board Members - Jack Balko, Owen Sanderson, Stacy Fogle, Mike Groscup, Chris Pulliam, Melinda Weedon,

Members: 45 households were represented by one or two members for a total of 61 persons present.

President Jack Balko called the Meeting to order at 6:34 PM

- Jack called for a moment of silent prayer for the servicemen and Americans in Afghanistan in the time of peril.
- Jack thanked everyone for attending the meeting.
- Jack welcomed new members and asked them to stand and introduce themselves.
- Jack Welcomes our guest speaker Councilman Bob Westbrook.
- Jack made introductory remarks and provided instructions on how he planned to conduct the meeting.

Jack asked Secretary Owen Sanderson for a quorum report. Owen reported that 43 households were represented at the start of the meeting which exceeds the minimum of 17 for a quorum. Jack declared that we have a quorum and an official Annual Meeting.

I. Secretary – Owen Sanderson

Owen began to read the minutes from the 2020 Annual Meeting. Jack paused and asked the members, “Due to the essence of time, are there any objections to not reading the minutes in full since the minutes are posted on the website for review?” Without objection, the minutes from the 2020 Annual Meeting were approved. Owen then presented the Secretary’s Report summarizing the meeting activities of the Board for the 2020-2021 year.

Cathy Hirt moved; Carol Harris seconded to approve the Secretary’s Report. Motion carried. Report attached.

II. Treasurer – Stacy Fogle

Stacey presented the Treasurer’s Report which included the August 2021 Balance and Income/Expense Statements. Jack noted that we were able to get an “End of Month” statement from the accountant by posting all expenses through the end of August by the date of the annual meeting. A copy of the August 2021 financial reports and statements are attached to these minutes.

- Melissa Combs asked about the challenge reserve account and if there were any plans for the use of the funds, and if there are any stipulations on how the funds were to be used?
 - Jack explained that the challenge reserve account was set up to set funds aside for any “challenging expenses” that may arise in the future, and that there were no set standards on how the fund may be utilized when the account was set up other than the funds are there for the board to access in case of a budget shortfall due to a challenging circumstance.
- Josh Olney asked about the “prepaid dues” listed on the balance sheet.
 - Jack explained that some members “prepaid” their yearly dues at the beginning of the year and the new accountant notes these prepayments as a separate line item on the balance sheet.

Leland Ferguson moved; Joe Williams seconded to approve Treasurer’s Report. Motion carried.

III. VP Lake & Common Grounds – Mike Groscup

Mike presented the report of the Lake and Common Grounds which included a summary of the projects completed this year and proposed projects for the 2021-2022 budget year. He also thanked those who helped with all the projects. Jack asked the membership to thank Mike for his effort in fixing, repairing, and

overall general maintenance of the common grounds. Jack reported on a current issue regarding the emergency spillway at the lake which occurred during the heavy rain event on 8/18/2021 and gave details regarding the board's proposed action to repair the issue. Jack noted a preliminary estimate of \$28,300 for the repair but commented that there was still much to consider and the details have not been finalized. He hopes that the estimate might be less after additional discussions are had with the contractor. A copy of the report is attached to these minutes.

- Phyllis Viken had some concerns regarding the runoff and silt that comes from the Rosewood Villas development into the west silt pond and west end of the lake. She also asked what the estimated cost is to dredge the lake and silt ponds.
 - Jack noted that the previous board and the current board are aware of the ongoing issues regarding the runoff of the development. The previous board knew there was going to be silt accumulation from the development and the board negotiated a \$20,000 payment from the developer to offset the cost of the dredging that would be required after it was completed. Jack noted that at the beginning of the earthwork the developer had minimum erosion control measures in place. The City of Tyler and the TCEQ were notified and after several meetings with the contractor, some additional measures were put into place. Some of which have been effective in limiting the silty runoff. The final design of the development, which contains one primary detention pond and one secondary detention pond, should reduce the amount of silt accumulation and slow the flow of water that leaves the site.
 - For the budget year, 2021 dredging was estimated at \$59,000. The board has elected not to perform any dredging until the Rosewood development is complete.
- Bud Henderson asked if anyone in the room knew of the estimated completion date. Bob Westbrook addressed the room and noted that the original completion date was the spring of 2022 and that has since been pushed to the fall of 2022.
- Leland Ferguson noted that the City of Tyler had recently completed a drainage study and if that included the Woods development. Bob Westbrook noted he would address that during his presentation.

Cathy Hirt moved; Stacy Fogle seconded to approve the report. Motion carried.

IV. VP Recreational Facilities and Security Report – Chris Pulliam

Chris presented the report of the Recreational Facilities and Security which included a summary of the projects completed this year and proposed project for the 2021-2022 budget year. He also thanked those who helped with all the projects. A copy of the report is attached to these minutes.

- Sara Back asked if the proposed revisions to the covenants which address playground equipment at a residence also applied to the proposed association's playground.
 - Jack explained that proposed revisions to the covenants are not associated with the current topic.
 - Owen noted that the revisions to the covenants that address playground equipment only apply to the setback limits, location, and color and do not address what may be applied to the common grounds if a playground is erected on the common grounds.
- The question was asked when the pool will close.
 - Jack noted that the pool will remain open as long as the weather remained warm and those who want to swim utilizes it. Most likely through September and the cover will be in place the first of October.
- Mike Metke addressed the association and thanked the board for their hard work. He expressed his concerns with the proposed Wood POA playground noting that it is a liability for the association and needs to be done correctly to limit said liabilities. He also noted that the addition of a playground should be considered a Capital Expenditure and that the board should follow Article 8 of the By-Laws before considering the installation and purchase of a playground system.
 - Jack assured Mike and the members present that the Board will take into account all considerations (permits, ADA, location) and make sure everything is done correctly if a new

playground is considered. He noted that the board had not originally considered the new playground a capital expenditure because the association had one located on the common grounds previously, which was removed in 2019. Article 8, Section 5 does not give a specific definition for a “significant expenditure” and “funds required for the maintenance, and minor improvements of present facilities are deemed not to meet the definition.” A new playground would not require an additional zoning change or permit from the city.

- Owen spoke in favor of a new playground noting that in the planning and budgeting survey emailed to a majority of the association members at the end of 2020, concluded that a majority of the respondents polled in favor of a neighborhood playground and he was confident that if a Capital Expenditure vote was required that the project would be approved.
- Cathy Hirt asked if LED lights were considered when we replaced the current tennis court lighting.
 - Jack responded that they had been considered but due to the cost and lack of use the board decided to replace the current Halogen bulbs. Mike responded that when the lights directed at the Woods entry signs off of Lazy Creek Dr. were replaced, they were not considered due to the current hardware that was in place.
- Paula Perkins expressed her concerns with the price of a new playground system and that that board should consider it a capital expenditure. She commented that the survey was not adequate to approve such a cost.
 - Jack responded that the intent of the survey was for planning and budgeting purposes and not an association vote.
- Phyllis Viken expressed her concerns with the liability issues of a new playground on the common grounds, also she questioned the sampling size of the survey and that she did not receive the survey.
 - Jack noted that if and when a new playground is brought to discussion again that the board will consider all issues related, including the liabilities. Also, that the survey went out only to members for who we had email addresses on file at the time. Since then, we have accumulated an additional 100 plus email addresses by the distribution of new pool keys.
- Sandy Autrey noted that the association should have \$1,000,000 of liability insurance for the pool and this should be enough to cover the new playground equipment.

Cathy Hirt moved; Melinda Weedon seconded to approve the report. Motion carried.

V. VP Architectural Control – Melinda Weedon

Melinda presented the Architectural Control Report which included a summation of requests made to the AC Committee, issues that the AC Committee had dealt with over the past year, and associated with resolution information. Melinda explained the reasoning for the board's desire to update the current By-Laws and Convents as they related to the issues she and the committee had to address over the last year. In her report, she explained the procedure steps the board is planning for revisions and ultimately to have approval of the changes by the association. A copy of the report is attached to these minutes.

- Mark Dahlgren asked who to contact if they have questions regarding Architectural Control.
 - Jack responded that if they go to the website, they can submit questions to Melinda. Melinda noted that there is a form they could fill out and send in.
- Carole Wonsiewicz thanked Melinda for her hard work and asked if there was a cutoff date set for the membership's responses to the proposed changes to the By-Laws and Conventions.
 - Jack responded that the board was still developing a timeline but we are hoping to move as quickly as possible within the law. The board will submit additional information with hard dates and deadlines to the association in the immediate future.
- Sara Back asked the board why they were trying to bring us aligned with the Woods Garden Club (A comment made by Melinda during her presentation).
 - Melinda noted that the board was not specifically trying to align with the Garden Clubs set of regulations, that the board had used their covenants, as well as others, as guidance to address

the issues that currently the AC Committee are constantly addressing. Melinda continued that a lot of the proposed changes are just clarification for what is currently written and were not issues 30 years ago when the development was first incorporated.

- Sara Asked why the final draft of the proposed changes to the By-Laws and Convents would be posted to the association website for review? Why not email them to the membership?
 - Jack responded that the board would use all means available within the law to get the final draft in the hands of the association members prior to the final vote to adopt the revised documents.
- Sara thanked the board for the effort they put forward in the proposed changes and asked how much of the current members were advised while drafting the proposed changes.
 - Melinda explained that we did not ask for the membership input of the first draft, that the proposed changes came from issues that the previous board and the current board have had to address. Jack noted that in the proposed steps laid out in her report, the membership will have time to submit their input in writing to the board, after which the board will compile all the responses and make changes to the proposed amendments based on the comments from the members of the association.
- Glen Price had a question regarding the proposed steps (provided in Melinda's report) especially Steps 4-6. He asked if there can be floor amendments to the proposed changes at the special meeting and how many votes are required to adopt the proposed amendments.
 - Jack explained that it is the board's intention to involve the membership as much as possible for the finalization of the proposed amendments, that floor amendments and voting on specific items will be allowed during the special meeting. Actions voted on at the special meeting will only require a majority vote of those in attendance at the meeting. Also, the final adoption of the revised By-Laws and Covenants will require approval of 67% of the households in the membership per the State laws.
- Leland Ferguson expressed his appreciation to the board for taking on the task of revising the current By-Laws and Convents. He noted that he has served on the board in several capacities and that he agrees with Melinda, that the proposed changes address issues that constantly arise from an architectural control standpoint.

Paula Perkins moved; Donna Metke seconded approval of the report. Motion carried.

VI. VP of Social Activities – Patricia Glass

The VP of Social Activities for 11 months was Patricia Glass. Patricia resigned from her position on the board due to personal reasons. The board thanks her for her service to the association during that time. Secretary Owen Sanderson gave the Social Activities report. A copy of the report is attached to these minutes.

Cathy Hirt moved; Stacy Fogle seconded approval of the report. Motion carried.

VII. President – Jack Balko

Secretary Owen Sanderson took control of the meeting and introduced Jack Balko to give the President's report. Jack gave his report and thanked all the board members for their hard work this past year. A copy of the report is attached to these minutes.

Cathy Hirt moved; Melinda Weedon seconded approval of the report. Motion carried.

VIII. Old Business – No old business was brought to the floor

IX. New Business

Two members submitted notes requesting time to speak during new business. Jack reviewed both requests and responded that both questions were addressed during the VP reports and were not relative during new business. Sara Back, one of the members who requested time to speak, objected and asked that she be heard. Jack reiterated that the proposed topic of discussion had already been addressed and he did not

believe it was in the best interest of the association's time to revisit the topic, and that during the TBD special meeting any member who wishes to speak or has a concern regarding the proposed changes should follow the proposed steps presented during the VP Architectural Control report. Sara continued to request for time to speak, asking for a vote of the members present, and if they agreed she would retract her request to speak. Jack asked, by a show of hands if the membership wished to allow Sara to speak. The membership approved her time to speak. Jack gave Sara 3 minutes to speak. In summary, Sara asked the board why we felt the need to micro-manage the Architectural Control, that she hopes all members will be heard at the special meeting and she looks forward to attending.

X. Election of the 2021-2022 Board of Directors

Jack Balko explained that the ballot asked the membership to elected 3 new board members and that the handout given in the agenda noted 4 had been elected. Jack further explained that after the election had closed and before the annual meeting, our current Treasurer and board member, Stacy Fogle gave her resignation to the board. Jack thanked Stacy for a job well done and for her time served as treasurer. Stacy took a moment to thank the board and the members present. With 4 positions needed filling, Jack stated that "without exception, the 4 candidates with the most votes are elected." The vote tally was certified before the meeting by members Bud Henderson and Leland Ferguson. If anyone wishes to review the count they should provide the board a written request within 15 days of the close of the election, per state law.

Jack then asked Secretary Owen Sanderson to announce the results of the election which are as follows:

- Membership votes possible 168
- Member votes cast 53
- Percentage Votes cast 32%
- Elected Officers – Jack Balko, Candy Carroll, Melinda Weedon, Joe Williams.
- The new board members were requested to come to the front and be introduced to the membership along with the board members continuing forward: Mike Groscup, Chris Pulliam and Owen Sanderson.

XI. Guest Speaker

Jack introduced Mr. Bob Westbrook, Tyler City Councilman. Bob's comments included:

- Recommended that members download the City of Tyler app to stay informed of Tyler issues.
- Commented on the recently approved City of Tyler tax rate. That it was the 2nd lowest in the state
- Noted that "Coffee with the Councilman" was about to start again and anyone interested in attending can go to the Tyler City Website for more information.
- The City of Tyler recently completed a study of the stormwater and drainage around the city, to create a master plan for updates and improvements. Unfortunately, the drainage areas within the Woods POA is privately owned and were not included in the investigation. Bob mentioned that the Engineers who performed the investigation would provide the Woods POA and others the determined flow rates into our ponds and lakes.
- A question was asked regarding the city's new population. Bob states that the final numbers were around 105,000.

Motion to adjourn made by Cathy Hirt, seconded by Chris Pulliam. Meeting adjourned at 8:54 PM

Respectfully submitted,



Owen Sanderson
Woods POA Board Secretary

**Woods POA
Secretary's Report
Annual Meeting
August 26, 2021**

The Woods Association Board of Directors had a total of 8 meetings throughout the year 2020-2021. These include the following:

- 1 organization meeting
- 6 regular scheduled meetings
- 1 special called meeting to plan for the annual meeting

In addition to In-person meetings, multiple email chains on various issues were conducted throughout the year between regular board meetings. In some cases, the email chain of communications and discussions resulted in votes taken. All actions taken via emails and/or texting have been ratified and confirmed by the full board at a regularly scheduled meeting of the board and recorded in the minutes.

Respectfully submitted,

Owen Sanderson
Secretary

The major items of significance relative to our financials and the operations of our association are:

- Based on the goals and plans developed by the board at the beginning of this year, a monthly budget was prepared to reflect expected expenditures at appropriate times throughout the year to accomplish the goals and to provide for the normal operational expenses of the association. The total budget for the year was in balance with the projected income.
- Our long time bookkeeper, Mary Russell resigned due to other commitments.
- A relationship for bookkeeping was established with Jenny Clark of East Texas Bean Counters with service starting December 1, 2020. The transfer of service has been seamless.
- The board has carefully monitored expenditures throughout the year and by getting quotes where required have managed to stay in budget in general.
- In working to achieve the major goals for improving the association's assets, as certain tasks were endeavored, it was determined to do more than the original goals defined. These decisions resulted in some overage in expenditures on some line items. In doing so, the board offset the additional expenditures with reductions or elimination of expenditures in areas less demanding of funds.
- Reviewing and addressing delinquent accounts has netted a much improved statement in this area, which is anticipated to be maintained.
- The board approved a dues "autopay" plan for members benefit. This is a plan our members have requested and it has been received very well.
- The Challenge Reserve account continues to be funded and has not been needed to date. Account balance currently is \$12,131.15 and is added to at the rate of \$606.25 each month.
- We are operating over budget on 9 out of 20 accounts with a net over budget of \$2,657.96 as of August 31, 2021.

Considering the accomplishments this year in upgrading our facilities to a very good level of repair, the major items going forward are expenses relative to dredging the silt ponds and lakes. Scheduling of those activities will require careful management of our cash flow and assets.

The August 2021 Balance Sheet and Income/Expense Statement are provided to you. You will note data reflects the information provided above.

Stacy Fogle, Woods POA Treasurer

Woods Property Owners Association Inc.

Balance Sheet

As of August 31, 2021

	Accrual Basis		
	Aug 31, 21	Jul 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Southside Bank - Checking	74,291.02	84,767.10	(10,476.08)
Challenge Reserve Account	12,131.15	11,524.90	606.25
Total Checking/Savings	86,422.17	96,292.00	(9,869.83)
Accounts Receivable			
Dues Receivable	7,275.18	6,635.18	640.00
Total Accounts Receivable	7,275.18	6,635.18	640.00
Total Current Assets	93,697.35	102,927.18	(9,229.83)
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	30,129.79	30,129.79	0.00
Total Fixed Assets	166,920.37	166,920.37	0.00
TOTAL ASSETS	260,617.72	269,847.55	(9,229.83)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Prepaid Dues	23,273.15	25,916.15	(2,643.00)
Prepaid Expenses by Rosewood	20,000.00	20,000.00	0.00
Total Other Current Liabilities	43,273.15	45,916.15	(2,643.00)
Total Current Liabilities	43,273.15	45,916.15	(2,643.00)
Total Liabilities	43,273.15	45,916.15	(2,643.00)
Equity			
Net Assets	224,467.75	224,467.75	0.00
Net Income	(7,123.18)	(536.35)	(6,586.83)
Total Equity	217,344.57	223,931.40	(6,586.83)
TOTAL LIABILITIES & EQUITY	260,617.72	269,847.55	(9,229.83)

Woods Property Owners Association Inc.
Profit & Loss Budget Performance
 August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Dues and Assessments	8,253.00	8,915.00	(662.00)	73,536.29	71,320.00	2,216.29	106,980.00
Discounts Granted	(33.00)			(2,771.00)			
Transaction Fees	50.00			300.00			
Interest Income	0.00	0.00	0.00	3.60	4.15	(0.55)	5.60
Keys	(70.00)			105.00			
Total Income	8,200.00	8,915.00	(715.00)	71,173.89	71,324.15	(150.26)	106,985.60
Expense							
DEPARTMENTS							
Lake & Common Grounds							
Facilities Maintenance	337.75	150.00	187.75	7,405.40	7,320.00	85.40	7,920.00
Landscaping	1,985.00	1,985.00	0.00	19,005.00	19,000.00	5.00	28,120.00
Sprinkler Systems	0.00	0.00	0.00	2,305.88	5,600.00	(3,294.12)	6,500.00
Tree Removal	2,222.00	0.00	2,222.00	3,147.00	1,000.00	2,147.00	2,000.00
Dredging	0.00	0.00	0.00	0.00	0.00	0.00	59,400.00
Total Lake & Common Grounds	4,544.75	2,135.00	2,409.75	31,863.28	32,920.00	(1,056.72)	103,940.00
Recreation Facilities/Security							
Pool & Bath House	692.28	400.00	292.28	7,381.26	4,550.00	2,831.26	5,170.00
Tennis Courts	0.00	0.00	0.00	7,770.53	4,400.00	3,370.53	4,400.00
Playground	1,925.00	0.00	1,925.00	1,925.00	5,500.00	(3,575.00)	5,500.00
Fencing	676.63	0.00	676.63	8,277.69	5,000.00	3,277.69	5,000.00
Total Recreation Facilities/Security	3,293.91	400.00	2,893.91	25,354.48	19,450.00	5,904.48	20,070.00
Architectural Control							
By-Laws & Covenants	1,449.29	0.00	1,449.29	1,449.29	1,625.00	(175.71)	1,625.00
Total Architectural Control	1,449.29	0.00	1,449.29	1,449.29	1,625.00	(175.71)	1,625.00
Social Activities							
Activities	0.00	50.00	(50.00)	137.19	1,100.00	(962.81)	1,750.00
Total Social Activities	0.00	50.00	(50.00)	137.19	1,100.00	(962.81)	1,750.00
Total DEPARTMENTS	9,287.95	2,585.00	6,702.95	58,804.24	55,095.00	3,709.24	127,385.00

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
OPERATIONS							
Bank Service Charges	25.00	25.00	0.00	200.00	200.00	0.00	300.00
Bookkeeping	450.00	450.00	0.00	3,600.00	3,600.00	0.00	5,400.00
Insurance	4,330.00	2,695.00	1,635.00	6,999.00	5,512.00	1,487.00	5,512.00
Office Supplies	0.00	0.00	0.00	40.00	50.00	(10.00)	100.00
Postage and Delivery	134.00	0.00	134.00	313.55	279.00	34.55	372.00
Printing and Reproduction	139.33	300.00	(160.67)	214.33	300.00	(85.67)	300.00
Professional Fees	0.00	200.00	(200.00)	5.00	1,200.00	(1,195.00)	1,200.00
Website Support	0.00	150.00	(150.00)	487.50	600.00	(112.50)	750.00
Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
Annual Meeting	333.42	750.00	(416.58)	333.42	750.00	(416.58)	750.00
Total OPERATIONS	5,411.75	4,570.00	841.75	12,192.80	12,741.00	(548.20)	14,934.00
UTILITIES							
Electric	601.16	500.00	101.16	4,112.63	4,000.00	112.63	6,000.00
Water	92.97	334.00	(241.03)	2,056.29	2,672.00	(615.71)	4,008.00
Total UTILITIES	694.13	834.00	(139.87)	6,168.92	6,672.00	(503.08)	10,008.00
Total Expense	15,393.83	7,989.00	7,404.83	77,165.96	74,508.00	2,657.96	152,327.00
Net Ordinary Income	(7,193.83)	926.00	(8,119.83)	(5,992.07)	(3,183.85)	(2,808.22)	(45,341.40)
Net Income	(7,193.83)	926.00	(8,119.83)	(5,992.07)	(3,183.85)	(2,808.22)	(45,341.40)

Report to the Woods POA – Annual Meeting, August 26, 2021

Lake and Grounds improvements, 2020-2021

Oversaw replacement of lake level control drain valve.

Repaired lights on entries to Woods subdivision on Lazy Creek

Brought in 4 yards of dirt to fill sink holes around lake.

Rebuilt doors and built selves in pump house.

Purchased lawn tractor and trailer.

Enlarged fence around pool equipment to house lawn tractor.

Cut down dead trees and trimmed other trees.

Replaced sprinkler pump in pump house that was cracked during freeze. (big job)

Repaired broken sprinkler lines, one being the 4" main sprinkler line.

Replaced numerous sprinkler heads.

Repaired cracked concrete on sidewalks around lake.

Installed drains on West and East sidewalk around lake.

Pressure washed Woods signs and bridge. (thanks Owen)

New roofs on pump house and bridge.

Repaired top rail around tennis court that was damaged by a falling tree branch.

Projection for major activities – 2021-2022

Dredging the two silt ponds and both the north and west ends of the lake will be accomplished – after the Rosewood Senior Villas Estate construction project is completed or earlier if required.

Repair washout at secondary spillway which occurred during heavy rainfall August 16/17th.

Thanks to:

Jack Balko, Jimmy Harris, Mike Metke, Owen Sanderson, Tony Patricio, Bud Henderson for their assistance throughout year.

Mike Groscup VP Lake and Common Grounds

Our goals for the year included:

- 1) perform light maintenance to the pool area (minor repairs, upkeep, sealant)
- 2) formulate HOA questionnaire to inform the future of tennis courts
- 3) work to assure we open the pool (summer 2021)
- 4) form a sub-committee to research playground possibility.

POOL: We opened May 1 with an “Opening Day” celebration on May 29. Thanks to Jack Balko and others, there was no need for our Pool Work Day as Jack provided many plumbing and cabinetry repairs. The pool house and deck were power-washed. A new sealcoat was applied to the pool parking lot, and new entrance poles and chain were installed. New signage was placed around the pool area.

We have noticed the slab around the pool has some settling. We are watching for leaks. We are still working on a plan to paint the fencing around the pool.

TENNIS COURTS: The court surface was power washed last Spring. Ice storm damage to tennis fencing and one light was repaired. We had the trees along the fence line trimmed to prevent further damage. Jack Balko headed up the effort to replace our tennis court windscreens with help from Mike Groscup, Sean Hammel, Jerick Roberts, 4 from the Gaddis family (Becky, Drew, Grayson, and Roe), and me. The tennis nets were replaced, net support poles painted, light poles painted (and all bulbs replaced), and tennis benches repaired.

New signs were made for our tennis area. Finally, the lock was rekeyed to open with the same key that opens the pool gate. New keys have been distributed to over 80 members.

PLAYGROUND: The Board has had many long discussions about a playground. The Board has not finally agreed on what safety features are essential for our playground, so the project has been tabled for now.

BASKETBALL GOAL: We have ordered a basketball goal to be installed on the south end of the west tennis court. The goal will not block the court. No basketball related lines will be painted at this time. The eyesore, existing white basketball pole (with no goal attached!) will be removed.

Anticipated actions for the next 12 months in addition to those listed above:

- 1) Offer some kind of tennis lessons to our Homeowners
- 2) Offer swim lessons to Homeowners (June '22).

Wood Home Owners Association Architectural Control Report for Annual Meeting 2021

Architectural Control helps address homeowner requests and issues that need board approval as well as working with homeowner compliance to the covenants.

During 2020 and 2021, we have addressed several issues and some recurring ones:

Lawn and Lot Maintenance:

We have met with several homeowners about maintaining their property or vacant lots -- keeping it mowed, cleared of debris and shrubs trimmed. Most of the homeowners we have visited with are working to maintain their property better. We continue to work on areas of concern in the neighborhood especially the maintenance of empty lots.

Shed and Carport Requests

We have met with several homeowners requesting sheds or carports. The association covenants have never allowed temporary structures including sheds and carports. Some homeowners have expressed frustration with other homeowners who have put in sheds anyway. We are working on ways to rectify this situation and are addressing this issue more clearly in the proposed new covenants.

Fences

We have had several requests for fences this year. We have approved two wrought-iron fences for lake front property and new wooden fences as well. As a board, we also replaced the chain-link fencing at the tennis courts with wrought-iron type fencing. The chain-link fencing needed to be a temporary measure to keep people on four-wheelers from vandalizing the common ground areas. The wrought-iron type fence maintains the covenants on fences while simultaneously keeping the area beautiful and keeping out four-wheelers.

Dogs not on Leashes

We have had several instances of a dogs harassing/attacking homeowners as they walk around the lake. We have addressed the problem with the owners of the dogs. The owners understand that their dogs must be on a leash when in the back yard as there isn't fencing on the property.

RV Parking

We have had a couple of instances where homeowners reported RV's being parked on the street past the allowed timeframe. After discussing the issue with the homeowner, the RV was moved. For all of our members, RVs are allowed to park for a specified number of days; if parking continues past the allowed timeframe, the board has the right to have the RV towed if the owner does not comply in moving it.

Painting Brick

We have met with one homeowner several times about the colors painted on his home. The painting to begin with was not approved by the board, nor were the subsequent colors chosen. We

came to a mutual agreement as to an acceptable color in keeping with the neighborhood aesthetics as well as the number of exterior ornamental decorations allowed on a home.

Areas that we are continuing to work on at this time:

- 1) Parking in the center of cul-de-sacs which blocks emergency vehicle access and is an eyesore for the other neighbors.
- 2) Trailers and commercial vehicles or vans parked in driveways which is prohibited in the covenants.
- 3) Lot maintenance.

4) Bylaws and Covenants Revisions -- The Purpose and The Process

Over the past year and a half, the prior board began the discussion on updating The Woods Home Owners Association's bylaws and covenants. The last approved revision was in 1991 - 30 years ago. (As a side note, when my dad Robert Gardner was president of the board.)

This discussion by the prior board became a goal and priority for this year's board and architectural control committee. We have spent countless hours reviewing, discussing and revising the bylaws and covenants. We researched areas that needed addressing and brought to a more current standard as well as being brought in alignment with the Woods Garden Club; therefore, the revisions allow the 700 plus homes in both associations to operate on like covenants. We have also spent several hours with the HOA attorney making sure the documents were in compliance with current state laws governing HOA's.

The goals of the revisions: to make the bylaws and covenants current and easier to understand; to clarify many areas that are vague; and to address areas that were not issues 30 years ago.

Many of the covenants have not been changed, but clarified in a manner that keeps the board from repeatedly addressing the same questions by homeowners -- questions that arise from the covenants having vague areas. Other areas have been added to help the association to maintain its standards and aesthetics.

The board is in the final stages of this process and has delivered the proposed documents to homeowners for their input and ultimately their approval.

This process of updating the bylaws and covenants is needed, and it is a fluid process.

As a board, we had hoped to have all the work completed, presented and ready for approval by the members by the annual meeting; but creating the proposed revisions proved to be a lengthy process.

As a board, we have completed the first step. As I stated before, the board has spent countless hours, and frankly months, working to update the covenants -- to address issues that keep occurring and to address serious issues that have not been a problem in the past, but have presented themselves in the last year and even past several years.

Now, the next phase in the process involves all the homeowners. Please know, membership participation is wanted and needed in this process.

We ask that you as the homeowners utilize this proposal as a working document. We want homeowners to give input and to express their concerns CONSTRUCTIVELY and to offer their specific recommendations on wording on the area or areas of concern.

General broad statements like, “this is all ridiculous, or it’s all too restrictive” do not help us create a working document.

So, step 2)

As a homeowner, if you have an area or areas to address, please write down the article number, section number and revision you want to address. Please include not only the topic, but your suggestion on how the wording should be in the covenant.

Please email or mail the information to Jack Balko, our board president.

This does take time on your part, but it allows for a constructive and respectful process.

Step 3) The board will give a cut-off date for input. That date is forthcoming, and it will allow plenty of time for this process.

Step 4) After the board receives constructive comments and proposed revised wording by the members, the board will review input and modify revisions accordingly.

Step 5) A second draft of the proposed bylaws and covenants will be posted on the association’s website for the members’ consideration.

Step 6) A special meeting will be called - with the required time for notice to be given. This meeting will allow members to address the second draft of the proposed bylaws and covenants in person. At this special meeting, the proposed by-laws and covenants will be addressed and voted on **line item by line item for inclusion in the final draft of the revisions.**

Amendments and revisions to the line items will be allowed and voted on by the membership at the special meeting.

Therefore, the members at this special meeting will have the opportunity to help draft the final proposal -- line item by line item.

The members present at the special meeting will then vote to recommend the final draft of the proposed revisions to the entire membership. A majority vote of those members present at the special meeting will be required for recommendation to the total membership.

Step 7) After the special meeting, the final draft will be prepared for submission to the entire membership for their approval. A vote to approve the proposed revisions for the covenants requires 67% (113) of members to approve adoption.

The by-laws and covenants are 30 years old and most definitely vague in many areas. This causes a lot of frustration on the homeowner’s part and for the board.

Please know, there is a reason for every covenant change or addition. These are not haphazard recommendations by a small group of power-hungry people. The board members have worked diligently to prepare a document to benefit the entire association. And please remember, the board

members are homeowners just like you. They are volunteers – volunteers working and spending their spare time to make our association better for the future.

Report to the Woods POA – Annual Meeting, August 26, 2021

Social Activities – 2020-2021

Goals for the year are:

- Food trucks – 2nd Friday of each Month (pool parking lot)
- Yard of the Month – 1st Friday of each month starting in the spring
- Organize a spring cleaning garage sale and have money donated to a community project – April, 2021
- POA hosts a Summer Pool Party – May (opening day)
- POA hosts a Holiday Party – December – 2020

October's community wide event centered around Halloween with a "Boo!" Bags program. An initial quantity of "Boo!" bags were distributed throughout the neighborhood and members followed through with passing them along. Final level of participation is not known.

We were unsuccessful in planning and promoting the year-end holiday party.

We arranged for a food truck (after much difficulty in scheduling) and then even with a rainy day, turnout was great. Unfortunately, scheduling the trucks proved to be challenging. The process needs to be worked on.

A community wide garage sale in April was promoted to our members and to the area. Street signs were placed and newspaper and social media advertising was done to draw traffic. It was a big hit with 18 homes participating. The two-day sale resulted in excellent sales and a portion of sales proceeds were donated to the association to be applied to the purchase of playground equipment.

The Yard of the Month program was initiated in April. Two homes have received that recognition, and due to scheduling conflicts additional yards have not been recognized. That is being addressed this month.

The pool was opened as promised May 1st and a Pool Party was held Memorial Day, May 31st. Hot Dogs, chips and drinks were provided to all attendees, (thanks Celia Balko for managing that), and the Kona Ice Snow Cone truck was provided by the ReMax Relators. The event was well attended and a big hit.

Patricia Glass, VP Social Activities

Woods POA President's Report – August 26, 2021

Dear Association Members,

The results of a very aggressive and successful year of major improvements by the Board of 2019-2020 provided an excellent foundation on which the new Board of 2020-2021 could build. The value for the Association was enhanced by having a full complement of seven board members, well qualified and vetted, who were committed to serving the Association. Each board member brought unique skills to their assigned duties and many times, cross sharing of ideas and experiences contributed to very positive results across the board.

In the organizing meetings, the board reviewed the accomplishments of the prior board and then identified areas needing attention going forward. Inspection of our facilities revealed a need to repair and upgrade the facilities to assure reliable life and usage. The board saw the primary challenge for the year was to make everything “Like New” again.

For each of the areas of VP responsibilities, goals were set, a budget was established for each line item, and a preliminary schedule set to achieve the goals. Finally, the total annual expenditures for the year was prepared and balanced with income. The resulting budget was used throughout the year as a guide toward success.

I am not going to restate all the accomplishments and progress made this year. The reports from the board you have just heard did that very well. I do want to acknowledge how well this board has worked all year long. Every board meeting was held with faithful attendance, preparation and follow through by the board members. Communications between meetings were efficiently conducted via email, texts, phone calls and a few Zoom meetings.

An overall statement of accomplishments is simply that our facilities have been brought up to a high level of repair that should provide attractive facilities and useful service for years to come. In addition to maintenance and repair, we made enhancements to some of our facilities. Many complimentary comments by members around the association have validated the untold hours of toil and labor by the board and volunteers.

Challenges for the new year are to

- deal with major dredging of the two silt ponds and the lake plus additional seawall construction where most needed,
- Continue landscaping to high standards and additions of nursery products,
- Placing a major emphasis on developing activities which will utilize our facilities more,
- Involving our members in community events and activities, and
- Finalize revision of the By-Laws and Covenants to assure members' desires for our community are managed well.

Throughout the year, in working with the board, distributing new pool keys and walking around the neighborhood, it has been a real joy to meet and fellowship with so many of our members. In this time of stress and turmoil around the country and the world, we have the opportunity to have a strong community of friendship and support within our Association, and it is my desire that we achieve it together.

Sincerely, Jack Balko

WOODS POA
2020-2021 BOARD OF DIRECTORS
ELECTION RESULTS

Membership Votes Possible	168	
Member Votes Cast	53	Valid Ballots Only
% Votes Cast	32%	

NOMINEE	VOTES RECEIVED	ELECTED
Jack Balko	50	YES
Candy Carroll	23	YES
Tara Proper	16	NO
Melinda Weedon	24	YES
Joe Williams	33	YES

2021-2022 Board of Directors

Jack Balko	214-536-2720
Candy Carroll	806-787-6766
Mike Groscup	760-217-3337
Chris Pulliam	903-830-5302
Owen Sanderson	903-814-4214
Melinda Weedon	903-752-3755
Joe Williams	281-788-1150