Woodlands Board Meeting

391 Red Maple Dr

01/10/2023; 6:30 PM

Present: Tucker Bantom, Kyle Hagan, Bill Matthews, John Finigan, Wes Blanchard

 Ashley Guy, Manager

**MEETING MINUTES**

* Tucker called the meeting to order at 6:32 PM.
* Tucker introduced Wes Blanchard and announced that he is interested in being on TWACC. All board members present approved.
* The balance sheet and income statement were reviewed, and all questions were answered.
* The board discussed the notice received from Quail Creek’s attorney concerning the electric account being placed in the wrong association’s name.
	+ Bill is going to draft a reply to be sent to the attorney for Quail Creek.
* In reviewing the Neighborhood Inspection Report, the board agrees that weeds should only be cited if atrocious. Compliance manager should focus on items such as boats, trailers, unapproved ACC improvements, signs, etc.
* Tucker announced the cleanup behind Butternut & at the Soult entrance took place today and that Smoketree would begin maintaining that area.
* The board reviewed the pool fencing replacement quotes. Zorro Fencing lowered their quote to $25,500. Tucker said the contractor offered to meet at the pool to answer any questions. Tucker to schedule a meeting.
	+ It is understood that the pool work has been tabled to allow for the pool fencing replacement.
* Ashley said the street repairs were delayed due to equipment issues, weather, and holidays and that the contractor said the work should begin by the end of next week.
* Ashley announced the pool house painting is to take place in the early Spring and that Glen White will update concerning the schedule in late February or early March.
* Tucker reported that umbrellas were destroyed during the last storm and the association would need more before summer. The board still agrees that picnic tables should be purchased to replace the glass top tables.
* Tucker proposed the association purchase a refrigerator to be placed in the closet at the pool house. Tucker would provide homeowners with a key for access when they drop off the deposit and reservation payment. The amounts the board agreed on are $50 for reservation and $75 deposit. If the area is left in great shape, the homeowners will be returned their deposit.
* Bill will pick out the boulders to be placed by the speed bumps as the boulders need to be selected in order for the vendor to produce a quote/invoice.
* Ashley to reach out to the Parish concerning debris/cleanup along Soult St.
	+ Bill has met with a couple Parish representatives concerning this area and they have both said they would look at the area. The contractor is telling the Parish it was not their debris, that it’s debris from homeowners. However, the homeowners disagree.
	+ The board wants all the big debris moved so that it’s only dirt and weeds remaining.
* Ashley left a voicemail for Greg Antravia with GMI Construction to get back with her concerning the ditch between The Woodlands and Kingswood. Per the previous agreement, The Woodlands was to allow use in exchange for maintenance. The ditch needs to be accommodated to handle runoff from both subdivisions.
	+ Ashley will reach out to Trey Lape as he was the attorney involved.
* In reviewing the ACC Request from 575 Red Maple concerning fencing, all board and TWACC members are in favor of 8ft fencing. The issue is that the covenants state fences shall not exceed 6ft, although TWACC retains the ability to make exceptions.
	+ Wes said the 8ft fence was there already. He just placed boards up so he didn’t have to look at the posts and the runners in his front yard. He explained that he doesn’t have a fence, he only has boards up against the neighbor’s fence.
	+ 155 Butternut has not responded to Ashley’s fencing inquiry/ACC Request.
	+ Everyone agrees the covenants need to be amended to allow for 8ft fencing. The only two options are to have a majority of the neighborhood present at a meeting to vote to approve an amendment, or the board goes door to door to collect proxies.
	+ TWACC will meet to identify restrictions that need updating and will draft changes to present to the board for review. If an effort will be made to amend anything, everything else that needs to be amended should be presented at the same time.
* Bill brought up the roundabout that was proposed at the 1088 entrance. He warned that if this happens the neighborhood will lose their monument sign, the gated entrance, and a house on both sides of Spring Blvd.
	+ Tucker asked Bill to check with Jimmy Davis. He last updated his website concerning the roundabouts in August. The board wants to review the results of the left turn study.
* The board decided the next Annual Meeting will take place on Thursday, September 21st.
* Tucker adjourned the meeting at 8:13 PM.