

Westwood Land Owner's Association
Board of Directors Meeting
February 26,, 2018 Meeting Minutes
Magnolia, TX 77354

Monthly Meeting: The Board of Directors of the Westwood Land Owner's Association (WWLOA) convened in a meeting open to all Members of WWLOA at the Westwood LOA office at 7:00pm.

Quorum Present: Denise Dowling, Secretary
Diana Maichetti, Treasurer
Julie Vanderhorst, Member at Large

Call to Order: Secretary called the meeting to order at 7:02pm

Secretary made the announcement that we have officially accepted the resignation (retirement) of Rick Bridges as President of the WWLOA, effective as of February 21, 2018

We have also officially accepted the resignation of Debbie Sulzer as Vice President of the WWLOA, effective as of February 26, 2018

The Board of Directors appreciate all the years of service both Rick and Debbie have devoted to the residents of Westwood.

The board has decided that with elections coming in just a few months, we would concentrate our efforts on the 2018 budget and the plans and organization of the annual meeting.

The President, Treasurer, and Member at Large positions will be open for election at the annual meeting in June. If you are interested in running for any of these positions, please fill out and return the self-nomination form that will be sent out to all member in the mail on March 9, 2018. You may also stop by the LOA office and pick up a self-nomination form.

Because the Vice President position is not open for election until June of 2019, the board will be looking into appointing an interim Vice President. This person would serve until the time is up for election in June of 2019. At that time, the interim Vice President can, if they so choose, run in the open election for the position again. If you, or any other member you know, would be interested in serving in this position, please talk to us after the meeting or call the WWLOA office.

The board will be working hard during the next few months to:

1. Appoint an interim Vice President
2. Do a 2018 budget, with current and future goals. To give the membership an informed decision regarding maintenance fees to keep the WWLOA solvent.
3. Planning for the annual meeting on Saturday, June 9, 2018

We, the board of directors for WWLOA, ask the members to be patient and work with us as we go through this changing situation. We are working hard you your behalf.

Opened floor to questions:

Diana commented that the board will be working very hard to be transparent and to actively seek out land owners inputs and ideas.

Question was asked since the board is down 2 members, can we still function as a board? Because a quorum of 3 is needed for votes, we will be able to conduct WWLOA business.

Member at Large stated that we plan on having preliminary budget numbers for any members at the coming up quarterly meeting available. We are working very hard to identify and present accurate numbers for the members. We are talking with our lawyer regarding having to make the pool areas ADA compliant, as this will greatly affect our budget.

Member at Large discussed the drainage issues in dealing with the county. Also that we are talking with Sendara Ranch with a proposal about taking out a horse bridge that is blocking water flow.

Treasurer also noted that there is much the WWLOA cannot do, because we do not have the authority to act. We are working on getting a list together, have it available at the office, so that you can contact the correct county or state services. An example given was who to contact if there are fires burning in your neighborhood. It was noted that some things in our deed restrictions are under the laws of the county. You can pick the fire burning form up from Monica, WWLOA office assistant, during office hours.

Question was asked to the board regarding cleaning up the drainage easements. Treasurer explained that drainage easements that were platted as "public drainage easements" are under the control of the county, as a government entity. These easements are owned by the property owners, but the government has the right to come onto the property and dig to get the water flowing. The WWLOA does not have the authority to dig and clean out the easements. We are in the process with our lawyer to work on how to get the county to do their responsibility. The WWLOA has had multiple discussions and sent multiple letters to the county, however the county does not reply back.

Question came up about culverts and the county. Member at Large stated that the county will come out and remove the bad culverts and put a new one down. However, the cost of the culvert and to re-cement the driveway is at each homeowners expense, approx. \$700 -\$1000 cost for each culvert. Also, the county will not do this unless all the houses on the street do it at the same time.

Comment came up that residents who have lived in Westwood for many years are tired of the WWLOA Board members not listening to them, even laughing, at their concerns. Residents are tired of the Board not following the deed restrictions and (they believe) taking favors from builders and others. The Board of Directors stated that we are working to change that culture. We are here to listen to the residents, and if possible, work on issues for this neighborhood.

Comment was made that because of all the rain, fiberglass septic tanks can collapse from the pressure of the wet mud. If you have a sinkhole near your septic system, please contact your septic service company and have them check it out for safety.

Secretary motioned to adjourn the meeting at 7:47pm, Treasurer 2nd. Meeting adjourned.