

**Westwood Land Owner's Association  
Board of Directors Monthly Meeting  
February 8, 2018 Meeting Minutes  
Magnolia, TX 77354**

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

**Quorum Present:** Rick Bridges, President  
Denise Dowling, Secretary  
Diana Maichetti, Treasurer

**Absent:** Julie Vanderhorst, Member at Large  
Debbie Sulzer, Vice President due to conflict

**Call to Order:** President called the meeting to order at 7:15pm

**1. Consider and Approve items:**

a) Monthly meeting minutes for January 11, 2018. President motioned to accept, Treasurer 2nd, monthly meeting minutes approved.

b) Financial report for December 2017 given by Treasurer. President motioned to accept, Secretary 2nd, financial report approved.

c) Financial report for January 2018 has been received back from CPA, will submit for approval next monthly meeting.

d) Courtesy patrol report submitted. President motioned to accept, Treasurer 2nd, motion approved.

e) Board vote to change wording in bylaws, section 9.04 titled, "Management Fees for Members Over Age 65". Current wording: Annual maintenance fees for land owners who are over the age of 65 or who are disabled (as defined by the Social Security Administration), are frozen at the rate which is in place at the time of purchase of the property or when the land owner reaches the age of 65 or becomes disabled, whichever is later.

Proposed change: As of (insert date of bylaw changes registered with county) any land owner age 65 and older, whose annual maintenance fees are frozen, their annual maintenance fees will remain frozen until either the property is sold, transferred or land owner dies. At such a time, the annual maintenance fees will be brought up to current annual maintenance fee amounts. Any future land owners who move in, who are age 65 or older or any current land owners when they become 65 years old, will pay the current annual maintenance fees set by the WWLOA. President motioned to accept this change, Secretary 2nd, passed.

Proposed change: Any disabled land owner (as defined by the Social Security Administration) will have their annual maintenance fees frozen the day they present their SSDI letter to the WWLOA office.

President motioned to accept this change, Treasurer 2nd, passed.

f) In a prior board meeting years past, a discount was decided but not approved that gave residents at that time with multiple lots the benefit of only paying a full annual fee on one lot, and paying a ½ amount of the annual maintenance fee on the other lots that they owned. Said residents were also supposed to only have a ½ vote for each lot in which they paid ½ the annual maintenance fees for. However, this ½ fee and ½ vote has not been enforced on all land owners, as it was not known. This item has just been recently discovered and needs to be corrected. Since this discount was never approved by the board.

President proposed that all land owners who get the ½ lot maintenance fee discount be notified that the ½ discount and ½ vote per lot will be stopped. All multiple land owners with the ½ lot discount will be receiving a letter from WWLOA advising them of this change. If the multiple lot owner with the discount is a senior (age 65 and older), or disabled and has their maintenance fee frozen at this time, the annual maintenance fee will remain frozen. However, the ½ lot discount will be removed from the frozen lots, they will be brought up to the full frozen annual maintenance fee amount.

**2. Constable Report:** Constable Jaine McCellan said that they are receiving complaints about speeding, so the constables have been working more traffic stops. Reminder, report an issues and they will follow up.

**3. Operations Report:** Office manager asked the board permission to stop the practice of land owners using the pools without getting pool cards and being current on fees owed to the WWLOA. The office staff would like to put up signs in the neighborhoods, notice on Facebook, website, and other areas to get the message out to the land owners. This year everyone who uses the facilities will be required to get new pool cards. A letter will be going out to notify everyone and the Office will be open for 1 Saturday in the months of March, April and May. Board approved the signs, mail out, and the extra cost for office personnel to be open on 1 Saturday each month for March, April and May.

**4. ACC Report:** Approved 17 applications for January, no commercial. Committee has been busy.

**5. Drainage Report:** No report from drainage committee, chairman not present.

**6. Old Business:** None

**7. New Business:** None

**8. Open Forum:**

1. Concern noted from 2 residents about the house in Westwood. Residents want to know what is being done, WWLOA office just tell them "it is in legal". President told the concerned residents that the board had to serve the land owner in a foreign country. The Treasurer noted that since we have a new attorney the land owner has started

doing things. We have a pre-trial date of August 17, 2018 and court date set of August 27, 2018, per public records. If you have any environmental concerns, residents near lot can call county.

2. Brenda Parks -Would like us to use wording when we change the bylaws that says the frozen annual maintenance fees only apply to homestead designated lots. No fee freeze on any multiple lots going forward.
3. Mr. Isler- (WIMPD) waiting on Home Depot before widening of Egypt Land can be done. Is hoping that the widening will be done before school 2018-2019 year starts.
4. Ken Milstead- Thanked the constables for keeping an eye on things. He also thanked one of the seniors at the meeting who said she was okay with seniors paying their fair share of the increase in annual maintenance fees.
5. Gary Squyres- Said he is trying to be more involved in the community, trying to understand what is happening around here.
6. Jason Parks- Would like the board to understand the frustration the land owners are feeling. Asks the board to not take it negatively if we, land owners, ask questions, we want to know the facts. President and Treasurer informed attendees at the meeting that the current board cannot explain the past budget numbers. Board plans to put out a disclaimer to that effect when any land owner requests the prior boards budgets.
7. Raymond Skelton- Business owners don't want to be on the board because most of them work 12+ hours a day. Board members would be welcome to visit and talk with business owners for advice and help.

**9. Adjournment:** President motioned to adjourn meeting at 9:58 pm, Treasurer 2nd, meeting adjourned.