

Westwood Land Owner's Association
Quarterly Members Meeting
March 8, 2018 Meeting Minutes
Magnolia, TX 77354

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

Quorum Present: Denise Dowling, Secretary
Diana Maichetti, Treasurer
Julie Vanderhorst, Member at Large
Pat Troy, Appointed Vice President

Call to Order: Secretary called the meeting to order at 7:00pm

*As this is a quarterly members meeting, there is no set agenda for the evening.

Introduced Pat Troy as newly appointed Vice President of WWLOA. Pat will serve out the current term which will be up for election at the Annual Meeting in June of 2019.

1. What can be done about the people using our streets to avoid the intersection of 1488 and 2978?
 - a. Because the roads are public, we can't force drivers to not use the roads.
 - b. Suggestion of getting the county to cut a ditch across Mahogany Way and Pyle so that they no longer are through streets.
 - c. Suggestion of getting county to drop speed limit from 25 mph to 20, even 15 mph.
 - d. Suggestion can we put up more stop signs to deter drivers, 4-way stop at Conroe Huffsmith and Weisinger and Conroe Huffsmith and Cypress Way.
 - e. Start a Facebook campaign for residents as about half of the speeders getting tickets are Westwood residents.
2. What can be done about all the smoke from fires burning?
 - a. Could we designate specific days of the week for burning?
 - b. Noted that in county documents, if you burn on your property, you must get permission from your neighbors to burn if the burn pile is within 300 feet of any residence. Can we enforce that, or is that needed to be updated in Deed Restrictions?
 - c. No trash is allowed to be burned, if trash is being burned, call fire department to have it put out.
 - d. Can board find out about the 300 foot rule and report back to members?
3. What can be done about the large herds of deer?

- a. Can we contact game wardens to remove deer?
- b. Suggestion of looking into deer wranglers to trap and remove some deer to bring their numbers down. Wranglers then donate meat to shelters in area.
- c. Can board look into options to cull the herds? People starting to notice more fawn birth defects due to extensive inbreeding.
- d. Comment also came up that with all of the new home building there are more deer coming into our neighborhoods to escape the building.

End of concerns and comments by members

Treasurer handed out and presented the financial budget numbers for the years 2016 and 2017.

1. Treasurer explained that in the 2017 budget there was an approx. \$72,000.00 double counted on the budget, which caused the estimated income to be over by that amount.
2. Question was asked about doing a line by line comparison of yearly budgets. Treasurer explained that in the past budgets, numbers were moved around and put in other areas to make the budget numbers balance. The numbers from previous estimated budgets are not reliable, the actual numbers are accurate, that is why there is many differences.
3. We have 2117 lots in Westwood, but only 2108 lots pay annual fees.
4. Question came up about the half lots and frozen lots. Research by directors found that a membership vote was taken in 2004 to freeze lots for residential residents over 65 and/or disabled. It was also voted that residential multiple lot owners would pay full annual fees for first lot, and half the fee for additional lots. Board contacted our attorney to see if the board of directors has the authority to override a vote of the membership. The attorney came back to the board of directors and said that a vote of the members can only be overturned by another vote of the members. So the vote taken during the January regular meeting is not good.
5. Treasurer will have 2018 budget up for consideration and approval at the April 12, 2018 monthly meeting of the Board.
6. Question came up about having a management company run the LOA. Members were concerned that having a management company could really impact annual fees. Board could look into that, but with annual election coming up, most likely would be after elections.
7. Treasurer stated that we need to put 33% of the annual budget into a seperate reserve account with the bank. Approx. amount would be \$115,000.00 for rainy day fund.

Member at Large brought up the issue of ADA compliance of pools and cost to upgrade pool houses. Board received opinion from attorney that as the pools are not public, we do not have to bring pools into ADA compliance. Board will now look for 3 bids to upgrade and repair for all 3 pool houses. Decision will depend on cost of bids as to whether all the pool houses will be fixed this year or possibly do repairs and upgrades one pool at a time.

Member at Large talked about the horse bridge that Sendara Ranch will allow us to remove to help with the drainage flow in section 4. Also the state will be working on the drainage issue of Nickaburr creek and 2978. The state will be doing the work as part of the widening project of 2978. This should really help with drainage issues for the creek.

Member at Large brought up member committees the board is looking to start. Do you want to get involved in your Westwood? If any member is interested in volunteering and wants to help, the committees are listed below.

Commercial committee - Business owners for issues pertaining to businesses in Westwood

Communications committee - Getting information to the members/ members info. to the board

Events committee - Planning and organizing special events

Deed Restrictions exploration committee, one committee for each section - Our deed restriction are from 1977, would like input in updating them.

Beautification committee - Keeping signage, pools and parks beautiful, decorating signs and LOA office for holidays

Drainage committee, one committee for each section - Group to keep board and residents aware of drainage issues and where help is needed

Neighbor helping Neighbor committee - Group of people to know your neighbors and help them if they need help. Could be as simple as calling a person who is homebound to helping repair a fence or house issue. All ideas are welcome.

If you are interested in any of the committees, please call the office and leave your name, contact information, and what committee you are interested in.

Secretary motioned to adjourn the meeting, Member at Large 2nd, meeting adjourned at 8:15pm