

**Westwood Landowners' Association  
Quarterly Members Meeting  
March 14, 2019 Meeting Minutes  
Magnolia, TX 77354**

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

**Board Directors:**

**Present:** Pat Troy, President  
Diana Maichetti, Treasurer  
Mike Pidatella, Secretary

**Absent:** None

**Unfilled:** Vice President  
Member-at-Large

**Quorum not present**

Meeting held only to hear landowner's questions and concerns. No actions could be voted on.

The quarterly members' meeting is a time for members of the WWLOA to come before the Board of Directors and bring up any concerns or topics that they want to discuss.

**Call to Order:** President called the meeting to order at 7:05pm

1. The President introduced the board members.
2. Andrew Miskimin, 7115 Nickaburr Creek Dr.
  - a. Andrew Miskimins thought this meeting was for discussing the deed restrictions.
  - b. The Secretary explained that the Deed Restrictions Exploration Committee meetings are held on the second Tuesday of each month and there was a meeting held this past Tuesday.
  - c. The President mentioned that this evenings meeting was a WWLOA Quarterly meeting for members to discuss anything they wanted to with the board.
  - d. Andrew Miskimins was particularly interested in restrictions related to parking on the grass and on the side of the road as well as traffic concerns with people cutting through the neighborhood to avoid FM1488.
  - e. The Secretary stated that prohibiting parking on the grass is on the list of proposed amendment items for the Deed Restrictions Exploration Committee.
  - f. The President stated that parking on the street is a county issue and Westwood has no jurisdiction over that.

- g. The Secretary stated that there are two constables at the back of the room and he may want to discuss the parking and traffic concerns with them.
  - h. The constable stated that the can only enforce parking on the street if it is a road hazard.
  - i. A resident asked about parking facing the opposite direction. The constable stated that is only a violation within Magnolia City limits and does not apply anywhere outside of Magnolia City limits.
3. Julie Vanderhorst, 33603 Conroe Huffsmith Dr.
- a. Julie Vanderhorst mentioned that she was at the Deed Restrictions Exploration Committee meeting on Tuesday and was asking about if the petition to rein in the abuse of the amendment for metal buildings in section 4 was going anywhere.
  - b. The Secretary stated that the Committee only discussed the proposed Nuisance amendment. Time did not allow for discussion on metal buildings. Metal buildings are planned for the next meeting.
  - c. The President asked: How is the metal buildings amendment in section 4 being abused.
  - d. Julie Vanderhorst stated: What was intended is not being followed. Also, the size of the buildings is a concern when it comes to drainage.
  - e. The President stated that he is not aware of any abuse or violations of the amendment according to the way it is written.
  - f. Julie Vanderhorst restated her concern and stated, it was for the betterment of the neighborhood, with drainage, to tighten up the language to make sure somebody doesn't assume they can do something they can't, regarding the size of the building and in regards to other situations.
  - g. The President responded: No, because when you brought it up in our last meeting you asked if the board would work with you and I said yes. Then you asked if the board would have the attorney review it after you got through writing it and I said yes.
  - h. Julie Vanderhorst said: No, she wasn't going to write it.
  - i. The President said: No, you asked if we would help you and we would be glad to help you with that.
  - j. The Secretary stated that those concerns were brought up by several people since the amendment, allowing metal building in section 4, got approved and are being addressed in the proposed revised amendment. The committee will be looking at various ways to evaluate the maximum size permitted. Currently the proposed amendment limits it to 1200 sq. ft. The Secretary further stated that the Treasurer had shared a suggestion, given to her, for basing it on a calculation that considers the total foot print taken up on the property by the house, driveway, etc. and identifying a maximum allowable coverage on the lot.
  - k. Julie Vanderhorst stated that she was also concerned that the problems with putting in metal buildings is putting in more concrete to build a driveway and adding another culvert that decreases flow of water. She asked if there was a way to limit the number of culverts on a single lot.

- l. The President responded as you know, the culverts are designed and installed by the county and we have very little control over that part of it.
    - m. Julie Vanderhorst stated that she read the proposed amendments that were sent out.
    - n. The Secretary stated that he put the proposed amendments that have been drafted and reviewed by the board so far on the website and sent an email, to those who have requested to be on the WWLOA email distribution, announcing they were on the website for review. The current proposed amendment is written to allow an outbuilding up to 1200 sq. ft. and a maximum of height of 18 ft. Input on size was previously requested but none was received. The hopes are that putting the current proposed amendment on the website for people to read before it is discussed during a committee meeting will result in more people attending the meetings to voice their concerns and input to help ensure that what gets written for landowners to vote on represents what the majority of the landowners want.
    - o. The secretary pointed out that the current amendment, prepared and signatures obtained by a landowner, allowing metal buildings in section 4 was approved last July. He knew that people had raised concerns, after it became effective, about a size limit not being included. But, this is the first time he is aware of anyone wanting to actually do something about it. He asked, if it is that big of a concern why wait several months to do something about it? Why interrupt the committee's process of a comprehensive review of the deed restrictions, addressing all concerns and presenting all proposed amendments one time for landowners to vote for the ones they want to see made effective? There are many important limitations and concerns affecting our deed restrictions.
4. The President stated that all those that signed up to talk have done so. We will now open the meeting for an open forum if anyone has anything they now would like to bring up.
5. Mike Hallisey, 34218 Conroe Huffsmith Dr.
  - a. Mike Hallisey stated he has control of a vacant lot next to his house and wanted to know what the expectations, with the changes to the deed restrictions, will be in terms of maintaining the lot.
  - b. The Secretary stated that the proposed Nuisance article has requirements for maintaining a lot. With the exception of natural areas the requirement would be to maintain the lots as the parks and pools areas are maintained. The parks and pool areas will be used as the yardstick for how lots should be maintained.
  - c. The Treasurer pointed out that an undeveloped lot would not be held to this requirement since the entire lot is a natural area.
6. The Secretary announced that the board continues to have two open director positions. We have been short board members for a long time.
  - a. Paul Wethington commented that he has been around for a while. Every time there was an opening on the board, the president would talk with somebody he wanted to work with to be on the board.

- b. The Secretary asked if he was recommending that we do that.
  - c. Paul Wethington said he would. If he was president, he would go find himself some people. I would talk to the people who came here all of the time.
  - d. The Secretary stated that we ask for people to join the board at each meeting.
  - e. The President mentioned that we bring up the need to fill the open board positions and ask if anyone would volunteer to be on the board at every open meeting.
  - f. Paul Wethington stated that the board has the right to pick and choose who they want.
  - g. The Secretary noted that he was not elected; he volunteered to fill an open position.
  - h. The Treasurer notes that while she has since been elected, she originally volunteered to fill an open position.
  - i. The President stated that he initially volunteered to fill the open position of vice president before being elected president.
  - j. The treasurer pointed out that it would be better to have people step forward and volunteer rather than target specific people to ask so we don't end up with all likeminded people. We need good independently thinking people bringing their opinions and ideas forward.
7. The President announced that we also need another ACC member.
8. The President announced that we tried to get a Neighbor-to-Neighbor Committee started but only two people showed up for the initial meeting, our office manager and her husband.
9. The Secretary announced that we are bringing the Newsletter back. The first one, March 2019, was just published and is in the process of going out in the mail to all landowners. It is also posted on the website.
10. Tom Grayson, 32910 Oak Creek Dr.
- a. Tom Grayson asked if we encouraged local businesses to advertise in the newsletter.
  - b. The Secretary responded that we did not on this, the first one. It is something we may look into for future newsletters.
  - c. Tom Grayson replied that if we do invite local businesses to advertise in the newsletter, if we would provide him with information on the charge to the business.
  - d. The Secretary responded that he would and that the newsletters are being mailed out to all landowners so commercial landowners will get them.
  - e. Tom Grayson pointed out that often the business owner is not the landowner so the business owner would not see the newsletter and WMPID could help with business owner information.
  - f. The Secretary thanked him
  - g. The President acknowledged it was a good idea.
11. The President asked the constables if they had anything they wanted to add.
- a. The constable noted that it is spring break and that everybody stay safe with the kids.

12. Julie Vanderhorst, 33603 Conroe Huffsmith Dr.

- a. Julie Vanderhorst said she just had a comment. If you hear anything on Facebook or Nextdoor about anything that is going on with the deed restrictions or drainage or anything, please call the WWLOA and ask about it. Don't just assume it is true.

13. Randy Peterson, 702 Weisinger Dr.

- a. Randy Peterson asked the Treasurer if she knew what the interest rate was on the WWLOA's money market savings account. He stated that the reason he asked is that he recently became aware of a savings account that is paying 2.4% interest.
- b. The Treasurer replied that the current interest rate is not very good and she would like to explore other options.
- c. Randy Peterson said he could propose an account.
- d. The Treasurer noted that we have had high risk accounts proposed before but she is not going to gamble with WWLOA money.
- e. Randy Peterson pointed out that this is a savings account and not a high risk account and that he would send her the information.
- f. The Treasurer thanked him.
- g. Tom Grayson asked if the State controlled where we invested WWLOA money.
- h. The Treasurer replied no, the State does not control we invest our money.
- i. Tom Grayson stated that we must not be listed as an official Home Owners' Association.
- j. The Treasurer replied that we are an official Home Owners' Association and would look into any State requirements.

14. Ann Miskimin, 7115 Nickaburr Creek Dr.

- a. Ann Miskimin asked about the petition to prevent The City of Conroe from annexing communities in Montgomery County and why that would be a bad thing.
- b. The President said that there are pros and cons. Some people may want it and others may not.
- c. The President explained that the petition was to require a vote of the residents before a city could annex their community. Currently the last census shows Montgomery County's population to be less than 500,000. Texas State law states that a community could be annexed, without a vote, if it is in a county with a population less than 500,000. Counties with a population greater than 500,000 would require a vote. Montgomery County's population is expected to be over 500,000 with the 2020 census. The petition was to require a vote by the communities to be annexed now, before the 2020 census is available.
- d. Tom Grayson shared that residential areas will cost a city money. No city will just annex the residential areas. They are interested in the commercial areas. They cannot touch Westwood's commercial areas until 2037 because of a contract with WMPID. Therefore The City of Conroe is not interested in Westwood.
- e. The Secretary stated that petition was not specific to Westwood. It was for all communities in Montgomery County. The WWLOA was receiving questions about the petition so we made it available to the community for those that were

interested in signing it. The WWLOA made no recommendations for or against the petition. Only explained what it was about and made it available. All signed petitions were mailed to the designated person / address by the due date.

15. The President asked if there was anything else. No one else wanted to address the board. The Secretary made a motion to adjourn. The Treasurer 2<sup>nd</sup>. The motioned passed unanimously. The President adjourned the meeting at 7:49pm.