

**Westwood Landowners' Association
Special Meeting
April 29, 2019 Meeting Minutes
Magnolia, TX 77354**

Special 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 of Directors

Present: Pat Troy, President
Diana Maichetti, Treasurer
Mike Pidotella, Secretary

Quorum was present, 3/5

Absent: None

Open Positions: Vice President
Member-at-Large

Note: Copies of the annual budget were handed out to everyone in attendance prior to the start of the meeting.

Call to Order: President called the meeting to order at 7:03pm

1) Consider and Approve 2019 – 2020 Maintenance Fees

- a) The Treasurer motioned raise the 2019 - 2020 annual maintenance fees 10%, the maximum allowed in the bylaws, to \$188.35, the Secretary 2nd. The motioned passed unanimously. The 2019 – 2020 maintenance fees were approved.

2) Consider and Approve Annual Budget:

- a) The Treasurer stated that the 2019 - 2020 annual maintenance fees needed to increase by the maximum allowed, 10%, because we are in major need of some capital expenditures for repairs:
 - i) The tennis courts need to be resurfaced.
 - ii) The pools and pool houses are need of repairs to bring them up to code.
 - iii) These items will cost approximately \$65,000.
 - iv) This capital expense is not included in the operating expenses outlined in the budget.

- b) The Treasurer motioned to approve the \$65,000 capital expenditure for resurfacing the tennis courts and repairs to the pools and pool houses, the Secretary 2nd. The motioned passed unanimously. The \$65,000 capital expenditure was approved.
- c) The Treasurer noted that we have 319 lots that are discounted or frozen at this time. We also have 9 lots that are non-profit or owned by the LOA. This does reduce the income from maintenance fees
- d) The Treasurer reviewed the budgets expense line items.
- e) After the budget review, the President opened the meeting to questions on the budget.
- f) After the question and answer session was completed, the Secretary motioned to approve the budget as presented, the Treasurer 2nd. The motion passes unanimously. The budget was approved.

3) Adjournment:

The Treasurer made a motion to adjourn, the Secretary 2nd. The motioned passed unanimously. The President adjourned the meeting at 8:08pm.