

**Westwood Landowners' Association
Board of Directors Meeting
July 11, 2019 Monthly Meeting Minutes
Magnolia, TX 77354**

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

Board of Directors

Present: Pat Troy, President
Rob Pinell, Vice President
Mike Pidotella, Secretary
Toni Collins, Member-at-Large

Absent: Diana Maichetti, Treasurer

Open Positions: None

Quorum was present, 4/5

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

- 1) The Board Members introduced themselves.
- 2) Consider and Approve Meeting Minutes:
The Secretary presented the meeting minutes shown below for approval.
Some Board members who were present at these meetings either had not reviewed the minutes or were not present, at this meeting, to approve them. Their approval will be put on the agenda for the next Monthly Meeting.
 - a) Minutes of May 9, 2019 Monthly Meeting.
 - b) Minutes of May 27, 2019 Special Meeting.
 - c) Minutes of June 8, 2019 Annual Meeting.
- 3) Financial Report from the Treasurer:
 - a) The Treasurer was not present so the Financial Report was not presented.
- 4) Traffic Violations Report from the Secretary:
 - a) The number of warnings or citations issued by the constables, under contract, during traffic stops while patrolling Westwood from January 01, 2019 through May 31, 2019 was 287.
- 5) Report from Constables regarding events affecting Westwood:
 - a) The constable reminded everyone that it is summer time. When going on vacation, please secure your homes, and lock your windows and doors. Also keep your cars locked.
 - b) The President announced that the office was egged.

6) Old Business:

a) Open ACC Positions:

- i) Still have an open position on the Architectural Control Committee (ACC).

7) New Business:

a) Notification of Pool Closures for Private Events

- i) The office is now posting the dates and times the pools are reserved for private events on both the website and Facebook. Signs will still be posted at the reserved pool on the day of the event. Having the information available online ahead of time will hopefully help in planning visits to the Nickaburr and Oak Bluff pools.

b) June Newsletter

- i) The June 2019 edition of the newsletter has been posted to the website. Previous editions remain available to view. The office will print a paper copy for those that request it.

8) Open Forum for those members signed-up to address the Board:

a) A landowner asked about drainage easements.

- i) He was told previously that maintenance was the county's responsibility however, the county is telling him their maintenance is not the county's responsibility. The county has access to the drainage easements but they are not required to maintain them. He asked who is responsible to maintain them. The county has known about the issue for about ten years but there is nothing they can do about it.
- ii) The President stated that there is not an easy answer. We are trying to work with several entities to resolve the community's drainage issues. On the Plat it shows that Landcraft, the developer, turned over the rights to access drainage easements to the county and the county accepted. There is nothing in the language on the Plat that requires that the county maintain the drainage easements. The county's attorneys went to the state's attorney general and asked for a ruling on this. We have not officially heard the results at this time.

The property owners on each side of the easement are each responsible for the portion of the easement that is on their property. There are restrictions as to what they can and can't do that would affect drainage. They can't do something that creates a problem for someone else. Any change on their property that affects drainages requires approval of the Architectural Control Committee.

We are working with a lot of people and organizations to identify solutions to the drainage issues. Westwood could go onto the property to do something as long as they had permission of the property owner. Also, we would be able to spend Westwood's money because it would be for the good of the entire community. However, certain people went off and started asking a lot of questions to a lot of different people and that created issues like the one with the attorney general needing to rule on the county's responsibility. Now, it would not be good judgement on our part to spend Westwood's money if there is going to be a ruling requiring the county do the work.

We were also talking with the state legislators about creating legislation that would allow us to vote, as Westwood, to have a Drainage District. In this case everybody would be taxed on their property. That money would be used to correct drainage issues. The Drainage District could go onto the property to perform the work without requiring permission from the property owners. We were pursuing this but other people got other politicians involved resulting on this being put on hold and making it very difficult for the WWLOA to figure out what to do to address the drainage issues. At this point in time Westwood's hands are tied.

The President feels that the Drainage District approach is one of our best opportunities. He would like to know more about it. On the surface it seems that it would give us the money and the authority to address drainage issues throughout Westwood except for Nickaburr Creek which is controlled by the Army Corps of Engineers. We have been talking with them also. We have been talking with State Congressmen, State Senators, WMPID, the county and the Army Corps of Engineers. We are doing everything we know to do.

- b) A landowner expressed concerns about properties not being maintained with high grass, trash, cars, etc. Some on main roads in and out of the neighborhood. Also expressed concerns with this not being addressed well in the deed restrictions.
- 9) The President opened the meeting to any members having a question or comment:
- a) A landowner asked about two drainage surveys that were performed in the past. One was using drones to fly over the drainage easements and the other was an on the ground survey.
 - i) The President stated that he has been told that there are areas where the county has done surveys but he has not seen those.

The drainage issue is bigger than Westwood. Westwood's water has got to go somewhere. You have to have outflow. This is why it is going to take the county, the Corps of Engineers, etc. It's bigger than Westwood.

The President stated that he was familiar with a drone survey that was performed a few years ago when he was on the ACC and not on the board. He contacted someone to have them perform some test flights to show what they could do with a drone. They provided, what he believed to be, useful video of the drainage easements. He gave each board member, at the time, thumb drives with the videos along with pricing information to perform a complete study, which was not that expensive. The board at that time did not pursue it any further.

- 10) The President asked if anyone else would like to say something. No one replied.
- 11) The President asked if there were any pending matters for possible placement on future meeting agendas. None were identified.
- 12) The Secretary made a motion to adjourn, the Vice President 2nd. The motion passed unanimously. The President adjourned the meeting at 7:30 pm.