

Westwood Landowners' Association
Special Meeting
May 27, 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 5:00pm.

Board of Directors

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

Quorum was present, 3/5

Absent: None

Open Positions: Vice President
Member-at-Large

Call to Order: President called the meeting to order at 5:05pm

1) Initiate Enforcement Actions

- a) The President announced that the board will be initiating enforcement actions for a number of deed restrictions violations.
 - i) Texas Property Code 209 requires we initiate enforcement actions in an open meeting.
 - ii) We are limited in the amount of information we can provide to ensure landowner confidentiality. Each violation has been assigned a case number.
 - iii) We can only announce the case number and a high level general description.
 - iv) The next step will be to confirm the violation still exist and send out a "209 letter" after Texas Property Code 209.
 - (1) Describes the landowner's rights as a Texas property owner
 - (2) Informs them that they have 30 days to correct the violation
 - (3) Starts the clock for any attorney fees
 - (4) After 30 days if the violation is not resolved, we turn the matter over to our attorney which may result in a law suit being filed
 - v) We need to address enforceable deed restrictions violation through our attorney because our deed restrictions do not give us the authority to impose a fine schedule.
- b) The President read the following case numbers and high level general description:
 - 2018100401 - Issue with motor vehicle
 - 2018100406 - Issue with motor vehicle

- 2018100409 - Issue with motor vehicle
- 2018100414 - Issue with motor vehicle and material stored on lot
- 2018100422 / 2019032505 - Issue with motor vehicle
- 2018100801 - Issue with motor vehicle
- 2018101901 - Issue with motor vehicle
- 2018111301 / 2018100901 – Modification to lot without approved ACC application
- 2018112601 - Issue with temporary structure
- 2018112602 - Issue with temporary structure
- 2018112701 - Issue with temporary structure
- 2019011801 - Issue with motor vehicle and temporary structure
- 2019032501 - Issue with motor vehicle
- 2019032504 - Issue with motor vehicle
- 2019032506 - Issue with motor vehicle
- 2019032508 - Issue with motor vehicle
- 2019032902 - Issue with motor vehicle
- 2019040302 - Issue with motor vehicle
- 2019040305 - Issue with motor vehicle and material stored on lot
- 2019040406 - Issue with motor vehicle
- 2019042201 - Modification to lot without approved ACC application
- 2019042501 / 2019032603 - Issue with motor vehicle
- 2019051701 - Modification to lot without approved ACC application
- 2019052201 - Modification to lot without approved ACC application
- 2019052301 - Issue with motor vehicle
- 2019052302 - Modification to lot without approved ACC application

c) The Secretary made a motion to initiate enforcement actions on all of the Case Numbers read. The treasurer stated that each Case Number should be confirmed as still being in violation prior to sending a 209 letter. The Secretary and President agreed. The Treasurer 2nd. The motioned passed unanimously.

2) **Appoint Director Position**

- a) The President stated that the board will be appointing a new board member to fill the open position of Member-at-Large. This person will serve as Member-at- Large for the remainder of the current term. The Member-at-Large position will be up for election in 2020.
- b) The Secretary made a motion to appoint Toni Collins as Member-at Large. The Treasurer 2nd. The motioned passed unanimously.

3) **Adjourn**

- a) The Secretary made a motion to adjourn, the Treasurer 2nd. The motioned passed unanimously. The President adjourned the meeting at 5:28pm.