

**Westwood Landowners' Association
Special Meeting
July 30, 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
Rob Pinell, Vice President
Diana Maichetti, Treasurer
Mike Pidotella, Secretary

Absent: Toni Collins, Member-at-Large

Open Positions: None

Quorum was present

Call to Order: President called the meeting to order at 7:13pm

- 1) The Board members introduced themselves.
- 2) President stated the following:
 - a) Tonight the Board of Directors will hear an appeal of the denial of the commercial building construction application for a Discount Tire store at the corners of FM 1488, Westwood N. Drive and Weisinger Drive in Section 3 of Westwood Subdivision, located in Montgomery County, Texas.
 - b) The right to an appeal is granted in our governing documents to every member of Westwood.
 - c) The process is stated in our Bylaws in pursuant to Texas Property Code #209.0051(h).
 - d) The property owner, Mr. Leavelle, will be allowed 45 minutes to state his appeal to the Board of Directors, requesting that they reverse their previous decision to deny the aforementioned application.
 - e) At the conclusion of Mr. Leavelle's time, there will be an open forum for Members lasting approximately 45 minutes.
 - f) At the end of the Members' forum the Board of Directors will vote.
- 3) The president stated that the Chair recognizes Mr. Leavelle for the agreed upon allotted time of 45 minutes. The President further stated:
 - a) You may choose to yield all or a portion of your time to others to speak on your behalf.

b) However, due to the fact that you have your attorneys here and the Board does not; we will not discuss any issues or make any statements for the record, without the benefit of council.

- 4) Mr. Leavelle stated that he would designate some of his time to others in support of his appeal. Joining Mr. and Mrs. Leavelle were:
- a) Daniel Buckson – Project Manager
 - b) Karen Kennard – Attorney for Discount Tire
 - c) Nancy Hamren – Attorney for the Leavelle’s

Mr. Leavelle expressed his appreciation for all of the publicity, the effort to get here and time to present the case for what this Discount Tire business is all about. Mr. Leavelle stated that he has been a member of the LOA for about 18 years. Mr. Leavelle further stated:

- Their relationship with Discount Tire started back in January when they finished the paperwork for a contract.
- Discount Tire wants to become part of the community.
- He wants to take time for the members to talk with Daniel Buckson (Project Manager).
- Rather not answer questions until after Daniel’s presentation.

- 5) Daniel Buckson (project manager) gave his presentation:
- Stated he was familiar with what has been discussed on social media or within the community regarding the plans to build a Discount Tire store.
 - Described the location of the planned Discount Tire store.
 - Described what the store will look like including the signs and capacity of the parking lot.
 - Identified one access point on Westwood North Drive, across from the existing daycare facility between the two driveways for the daycare.
 - Identified Discount Tire as a low volume type of business unlike Starbucks or fast food locations.
 - Believes Discount Tire hours of operation are 8am to 6 pm Monday through Friday and maybe 8am to 5pm on Saturday and closed on Sunday.
 - The building will face due east at the southwest corner, as far away from the residential properties as possible. All service bays facing away from the neighborhood.
 - With the exception of one communications line that needs to go underground, all existing utilities will remain in place.
 - There is a fairly large detention pond on the far north end.
 - Traffic volumes are projected to be low. Busiest time is Saturday morning. Number of cars that come and go is very few as compared to that of a mixed use development or food retailer or coffee shop.

- With Discount Tire, you know the business that is going to be there compared to a general retail space where you don't.

6) Karen Kennard (Attorney for Discount Tire) gave her presentation:

- Stated she was here to provide a sense of who Discount Tire is and why they want to be in this particular area.
- Discount tire is a retail store. They are the largest tire and wheel seller in the country.
- The company is 59 years old. A private company owned by the same family that founded it with their headquarters located in Scottsdale Arizona.
- Currently have a little over 1000 locations in 35 states.
- The company is committed to hiring locally and having the opportunity for those people to rise up within the company.
- Approximately 60 employees at every location.
- Discount Tire is not an auto repair business. Don't have cars that come and sit.
- Don't allow tires outside.
- The hours are, 10 hour days, start at 8am Monday through Friday and the leave at 6pm.
- Work is scheduled. You won't see a backup of cars at any location. Their business is to sell tires and wheels with occasional flat tire repair.
- They are closed on Sunday.
- Cars are not allowed to be parked on their parking lot when they are closed.
- Not a high volume business. Estimate 2-3 people an hour.
- Regional managers are charged with ensuring that every location follows their policies.
- They are here tonight because they think Discount Tire and the neighborhood is a good match.
- Would like the board to reconsider the denial of their application. They believe that they have met all of the requirements and have worked in good faith to address issues that were raised about the location and they are still willing to do that. The conversation is still open. They are still willing to listen to input and concerns.

7) Nancy Hamren (Attorney for the Leavelle's) gave her presentation:

- The Leavelle's bought their property 18 years ago, lots 32 – 35 zoned for commercial.
- One day it is going to be something commercial. It's not going to be houses; it's going to be some type of business.
- The Architectural Control Committee required application has been submitted. They have met all of the guidelines.
- Understands that the application was denied because there is going to be traffic going out onto Westwood North Dr. Anything that goes on that property is going to have traffic.

- Every property owner has the right to ingress and egress from their property onto a public street.
- The county has approved their curb cut out onto Westwood North Dr.
- They originally wanted to have a curb cut onto 1488 but TXDOT would not let them because they are too close to the intersection and it would be too dangerous.
- The government authorities have approved the curb cut and method of ingress and egress that Discount Tire has proposed. She urged the board to leave any traffic matters to the governing authorities that deal with those.
- The board and the Architectural Control Committee deal with what goes on with the property and Discount Tire has met the guidelines.
- Would also urge the board, on behalf of the Leavelle's, to reconsider their denial and approve Discount Tire's application so that the Leavelle's can sell their property as they have a right to do just as anyone would have a right.

8) The President noted that 26 minutes (of the allotted 45 minutes) was used and asked the Leavelle's if they were through with their presentation.

9) Mr. Leavelle stated that they were going to hold.

10) The President requested business cards from Karen Kennard (Attorney for Discount Tire) and Nancy Hamren (Attorney for the Leavelle's).

11) Daniel Buckson (project manager) requested to speak to further expand on Nancy Hamren's site plan efforts for getting a driveway on 1488. Daniel Buckson presented the following:

- Discount Tire would love to have a driveway on 1488 because of the direct access.
- TXDOT is the governing authority for 1488. They have the design parameters and have limited Discount Tire, or any end user, for a right in – right out single width driveway. Basically a 15 foot right in – right out driveway.
- Discount Tire does have inventory that they have to take delivery on. Deliveries do not happen daily, they happen a couple time a week and occur on off peak hours.
- If the driveway was granted on 1488 as TXDOT would approve, they would still need a curb cut on Westwood North because the driveway on 1488 is not adequate.
- Reviewed the building and site plans with those attending the meeting detailing the benefits to the neighborhood with the current plan over alternative locations for the building on the lots.
- Inventory deliveries will be made by a standard 18 wheeler truck performing a 3-point maneuver into the driveway on Westwood North Drive.

12) Mr. Leavelle stated:

- Over the past 18 years the Leavelle's had about 13 offers and contracts. The Leavelle's like working with the people at Discount Tire better than the others. They have the engineers and other people as well as the processes to put together the plan and information needed for this project.

- They will provide a good servicing company in the neighborhood.
- The Leavelle's live a few miles away in a different neighborhood and would love to have a Discount Tire location nearby.
- Mr. Leavelle thanked everyone for being here and hoped that they addressed everything the people wanted to know.

13) The President asked Mr. Leavelle if he was done and if their presentation was concluded.

14) Mr. Leavelle stated that they were through.

15) The President stated that the next portion is the members open forum and stated the following:

- Each member will be allowed 3 minutes to ask a question or make a comment.
- Members please wait to be recognized by the chair.
- Please stand and identify yourself for the record.
- Make you comment and or ask your question.
- Then please sit down so either the Board of Directors, Mr. Lavelle or his team may respond.
- Be respectful and courteous to everyone.

The President began recognizing members to make their comments and or ask their questions.

16) Rick Bridges stated that he lives 2 lots down from Mr. Leavelle's property. He had 2 questions for the engineer:

- Does the Discount Tire plan call for a county approved underground water storage facility under the parking lot similar to that used in the Aldi project? There is a total of 41,000 sq. ft. of concrete that is going to take away drainage that is currently there. With the amount of water that is going to the retention pond, if it does not have a proposed approved plan like Aldi's for the underground water storage, we are going to have an infestation of mosquitos and just about everything else that is imaginable.
- Has Discount Tire and Mr. Leavelle proposed purchasing an easement, that would satisfy TXDOT, on 1488, from the existing driveway that is currently there with the existing property owner? Rick Bridges noted that he has sat on this board for 15 years and that it has been brought up before that a right of way can and should be negotiated with a property owner that currently has a driveway on 1488 to allow ingress and egress from Mr. Leavelle's property. Rick Bridges further stated that we are not opposed to Discount Tire, or any other business being there, the problem is that the traffic that is already there is already a problem. Also, the proposed driveway on Westwood North will negatively impact efforts that have been made to get the water out of Westwood.
- Daniel Buckson (project manager) responded to Rick Bridges:

- Underground water detention is not a fiscally obtainable way to develop this site. This site is twice as large as most Discount Tire sites. Based on the counties stringent requirements, the runoff proposed by Discount Tire, discharged from the pond, is less than the runoff from the existing conditions today. We had to prove to the county that the storage that we are providing meets their detention and drainage requirements. The pond stores 88,000 cubic feet of water and will be on a delay pump system on a 12 hour delayed timer. The pond will be deeper than the drainage ditch by 2 – 3 feet. The pond is designed so that it pumps out everything in its entirety. It will not retain or hold water.
- As far as purchasing right away with the neighboring property's driveway. That would be an odd maneuver for the delivery truck to get in there. Based on semi-truck computer simulation software, that truck will not be able to make that U turn to get through that front parking lot. Also, that pavement will probably need to be poured and repaved. Any time you mess with an already existing TXDOT curb cut you're subject to their permitting rules and you are no longer grandfathered.
- Mr. Leavelle stated that they would be happy to talk to the owner of the neighboring property about a possible purchase of an easement of their existing driveway.

17) Katie Silhan stated that she wanted to clarify that the Leavelle's do not live in Westwood.

- Mr. Leavelle stated that they do not live in Westwood.
- Katie Silhan further asked for confirmation that that the attorneys also do not live in Westwood.
 - It was noted that the attorneys do not live in Westwood.
- Katie Silhan stated that she was asking if they lived in Westwood because of the traffic concerns at the intersection of 1488 and Westwood North. She stated that you are lucky if you can get 3 or 4 cars through that light to get out of Westwood. She stated that adding a tire place with its entrance on Westwood North will make it more difficult getting out of the neighborhood. It will take 20 – 30 more minutes to get out of the neighborhood. Her concern is not with having a Discount Tire at that location. Her concern is having the driveway on Westwood North and having an 18 wheeler blocking traffic as it negotiates its turn off of Westwood North.
- Katie Silhan also raised concerns about the children's safety, both getting on and off of school buses, with the added traffic and 18 wheelers on Westwood North.

18) Matt Rodrique stated that first he wanted to state his appreciation of the board for having this meeting and thanked the board for putting up with all of the garbage on Facebook. Secondly he stated that the daycare that is there already occupies so much traffic on Westwood North and it is very congested there. It is his personal opinion that with the existing two driveways for the daycare, the school busses that stop, and the cars that are trying to get through, there is already a lot of congestion at that intersection.

19) Gerald Kabzinski first stated that he has lived here for 9 years. He further stated that back then the property around our neighborhood was not zoned for commercial use. It was zoned for residential and was then switched over to commercial.

- He then asked what time of day the delivery truck makes its deliveries.
 - Daniel Buckson (project manager) responded it is typically during off peak business hours. Business hours are 8 to 6 and that he was not a store manager so he could not provide specific delivery times.
- Gerald Kabzinski stated that he just obtained information from the Discount Tire Store's website for their stores located in The Woodlands, Conroe and Spring and it shows that busiest times are from 8 until 4 o'clock every day. He asked that they not pursue the driveway on Westwood North a little harder than what they are doing because more room, then is available, is going to be needed to make the turn into a driveway on Westwood North.
- Gerald Kabzinski stated that he drives an 18 wheeler, it's 80 feet long, and it is not going to make the turn into a driveway on Westwood North without tearing up the ditch and the driveway belonging to the daycare across the street. In the back part of the neighborhood there is an auto mechanic shop and we have been trying, for three and a half years, to get them to stop tearing up that roadway. Our board has not been able to do anything about it. They can send letters and make suggestions but that is the limitations. The county commissioner has not been able to do anything about it.
- Gerald Kabzinski then asked if they are going to improve the roadway.
 - Daniel Buckson (project manager) responded that there currently are no plans for roadway improvements. The county did not comment or deem that, during our site work permit application.
 - There was some concern with the placement of the driveway with relationship to the daycare. Site restrictions on the north drive, existing power poles and telecom facilities prohibit addressing it without incurring costly expenses. When they worked with the county engineer, they discussed moving the north driveway. It was noted that this would result in people jockeying out at the same exact time trying to gain that position at the light. There is already a problem with the traffic. The governing agency that controls the public right of way and curb cuts did not deem a traffic study was warranted nor did they make any suggestions for right of way improvements.

20) Julie VanderHorst stated she had a couple of comments and questions. She lives at the corner of Conroe Huffsmith and Weisinger, catty-corner from Aldi, and she has experience with what is said would be done and what actually was done:

- The semi-trucks pulling in are a problem.

- There is already a dangerous situation on that road with school busses and traffic load with people trying to turn left and right coming out of the Aldi's parking lot. There are almost five accidents a day.
- Aldi said they don't do deliveries during the day time, but they do. They tie up traffic for 4 – 5 minutes while they try to get their truck in the parking lot. They are beating up the curbs and the street.
- She gave Aldi credit for putting up a nice fence and putting in bushes that grow fast. That has help with the loud beep-beep noise from the trucks backing up.
 - Daniel Buckson (project manager) responded that they have not received any concerns regarding the aesthetics of the property.
- Julie VanderHorst asked if the plat map defines the back two lots on Weisinger as residential or commercial.
 - The President confirmed that all four lots are commercial or residential.
- Julie VanderHorst questioned how they can pay for 67 employees, or more, when the store has the low volume of business being projected.

21) Joseph LaGrone stated that this Discount Tire is going to be near his front yard.

- He has a Discount Tire credit card and at one time he had 6 cars on the account.
- He is not a fan of discount of Discount Tire. Their Shenandoah store is so busy that he will not make an appointment there. There is a minimum of a four hour wait to get tires. No business will build a store for moderate income.
- He asked if anyone would want that in their front yard.
- He questioned Discount Tire's claim to be a good neighbor since nobody came around to talk to residents or put out any flyers.
- He has traffic backed up past his driveway already. The store will make it worse.
- He stated that he knows Discount Tire and that they are not going to be a good neighbor and he does not want them in his front yard.

22) Becki Blackburn asked who is going to maintain the grass retention pond. The weeds are as tall as she is at Aldi's retention pond.

- Daniel Buckson (project manager) responded that the pond is privately owned and maintained. The county does not maintain it. There are several Discount Tire stores in the Houston area that have retention ponds. This is not unique to this store. They are all maintained.

23) Doris LaGrone stated that they were told that the front two lots could be residential or commercial and the back two lots were commercial. She asked when that changed.

- The President responded that Landcraft designated which lots would be commercial or residential 40 some years ago when they developed Westwood. In one section it just says commercial in the other three sections it says commercial or residential. All of this is listed in the deed restrictions. When Kroger needed detention ponds, they did change the deed restrictions, with the approval of 51% of section 3, to change 4 lots from residential to commercial

nonstructural for the purposes of a detention pond. Nothing can be built on these lots. There have been no other changes other than these 4 lots in section 3 for Kroger's detention pond.

- Doris LaGrone then noted that she was going to ask if a traffic survey was performed but they said no, they had not done one. Their driveway is on Westwood North and it is often difficult to get out of their driveway due to all of the traffic from the daycare, the residents and people cutting through the neighborhood. There should have been a traffic survey.
- She stated that this was the first she has heard of this issue.
- She then stated that a chain link fence is not acceptable.
 - Daniel Buckson (project manager) stated that Discount Tire is open to aesthetically enhancing their plan and noted that they have received zero feedback regarding the aesthetics of their plan.

24) Barbara Klahr had the following comments:

- A truck making a delivery from home depot, to her house, could not fit down the road.
- Why are they putting one of the largest Discount Tire Stores out here?
- Why do you keep referring to us as Houston office? We are not Houston, we are Montgomery County.
- These folks don't live here. They are not here experiencing the traffic.

25) Cindy Whitmarsh asked if Discount Tire considered other lots. She also stated that she was at the annual meeting and there was a discussion about Discount Tire. Also, prior to that the board asked people how they felt about having the Discount Tire at this location. You could voice your opinion by email or calling the office. The LOA put signs at the entrance announcing the special meetings and things that are happening. They are trying to tell people. People have an obligation to get out there and find out what is going on.

- The President stated that we did send out an email to everyone that provided us with their email address. If you are not getting our emails, contact the office and get on our email distribution. We put out information on Facebook also.
- To the President's knowledge this level of communication has never been done before.
 - The Secretary noted that email is the primary mode of communication.
 - The Treasurer noted that per Property Code 209, it is the property owner's responsibility to keep their email on file with the WWLOA.
- The President stated that we are trying to keep everybody informed. We are being open and transparent.
- People said that Aldi went in and nobody knew about it. This board was not going to let that happen here.

26) Rickey Baack Stated:

- He thinks Discount Tire would be a great neighbor. He challenged anyone in the room to go to any local Discount Tire and find one that is trashy. They are always clean. By 6:30 every evening there is not a car in sight.
- He suggested they leave a natural barrier around the cyclone fence.
- He stated that as far as traffic is concerned, he doesn't hear people complaining about the school bus. It blocks traffic more than anything and the school bus goes there 3 – 4 times a day. This truck is going to be there maybe twice a week and it is in and out of there. Nobody is complaining about all of the cars trying to get out of the daycare at the same time in the morning.
- He then stated that nobody has questioned why the light stays red for 1 min 45 seconds. He timed it several times. It stays green for about 20 seconds. Everybody in this room needs to call TXDOT to fix the problem with the light. He can't do it himself.

27) Charles Poling asked if there are any other Discount Tire Stores that have a school or daycare next to them.

- Daniel Buckson (project manager) responded stating that there is one in Colorado. They share their parking lot with the daycare.
- Charles Poling asked if that made them happy.
- Daniel Buckson (project manager) stated that Discount Tire is open to work with their neighborhoods; they are part of the community.
- Charles Poling stated that he is concerned about the safety issue and traffic problems.
- Charles Poling also stated that he has lived here for 15 years and if he was coming to look for property, and he saw a Discount Tire here, he would not be interested especially if there was going to be a traffic problem with all of the kids and school busses.

28) Unidentified landowner asked to clarify the number of parking spaces.

- Daniel Buckson (project manager) replied that he believes there are 43 parking spaces.
- The landowner commented, that is with a staff of 70 something.
- Daniel Buckson (project manager) replied that they all don't come at one time.
- The landowner asked on average how many are on duty at one time.
- Daniel Buckson (project manager) replied that there might be 10 cars that belong to associates.
- The landowner asked if there will be any customers or employees that will need to park on the street.
- Daniel Buckson (project manager) replied no, and the county will not stand for that. He gets that there is a traffic problem, but Discount Tire did not create the issue and they can't be solely responsible for mitigating the issue that was brought on about by development.

29) Rick Bridges reiterated his suggestion about purchasing a right away on 1488.

- The President asked Mr. Leavelle if he wanted to respond.
- Mr. Leavelle stated:
 - When he bought the property; it was a 2 lane highway.
 - They marketed it and found good people that wanted it.
 - We brought Popeyes here to give a presentation and they got thrown out of this meeting room.
 - We will do anything we can do to get what you want to have on the property as long as you do what you can do to make it happen as well.
 - What you are telling me is that I can never develop my property and that is not possible.

30) Julie VanderHorst commented that the 2 lots on Weisinger could be sold as residential and the 2 lots on 1488 could be sold as commercial with right turn only in and out. You may not be able to sell it for a commercial price, but there are other options.

31) Joseph LaGrone stated that he spoke with people at the County's Commissioners office and they are concerned about the driveway being across from the daycare. The County Commissioner is concerned about the traffic and the school busses. It is already being worked on.

- Daniel Buckson (project manager) stated that he thinks that if the county came back to Discount Tire, under their jurisdiction, and said they needed to widen the road in order to develop the property, Discount Tire would do what they needed to do. But the county has not made that comment to Discount Tire.

32) Kelly Kubiak Rodrique asked questions about Discount Tire employee hiring:

- Hiring policy
- Background check process in regards to drugs, alcohol and sex offenders
 - Karen Kennard – Attorney for Discount Tire stated:
 - She could get that information.
 - Discount Tire follows State law.
 - Discount Tire pays minimum wage.
 - Discount Tire has a policy to promote from within.
 - People start in the bay and work their way up.
 - In Texas, a registered sex offender cannot be within a certain distance of a daycare, church and other types of establishments.

33) Rhonda Reinholz asked if it would be possible for Discount Tire to donate, to Montgomery County, part of the land so that Westwood North could be widened enough to improve the traffic the traffic problem.

- Daniel Buckson (project manager)replied:
 - If there could be a site plan that would work and the county would buy it at the market value, Discount Tire would probably consider it.

- As it sits now, the lot is relatively linear. For safety reasons, they require a minimum distance from their bays to the exit.

34) The President stated to Mr. Leavelle that this was an appeal to a decision that the board made to deny your commercial building application. You made your appeal. Our next step would be to vote if we were going to uphold or overturn that decision by the board. There has been a lot said that is real and serious and should be taken into consideration and you have stated that you are willing to do certain things. The vote can be tabled until you obtained additional information on the things you said you would look into.

- Mr. Leavelle stated that he was not born rich and did not just go out and buy a piece of property. He worked from the time he was 18 years old, worked his way through college. He built a business of 120 people. With the things he heard tonight, he believes they can fix this problem. If they can obtain the easement for the driveway on 1488 it sounds like people would be satisfied. He is sure there is some way that they can improve on the fence design to make it more aesthetically pleasing.
- A landowner asked if there was some way that the WWLOA could waive the annual maintenance fee, for some number of years, for the property owner of the lot that has the driveway on 1488, to help make the offer for the easement more attractive.
- Mr. Leavelle stated that he did not want to put something on people's back. Their next step should be for them to see what they can do and if they can get an easement on that property. That would be the first thing he would do.
- Mr. Leavelle stated that someone is going to build on that property sometime and they are going to have the same challenges. Somehow we need to find a way to make this work.

35) The President stated that the WWLOA could get Mr. Leavelle the information he would need to contact the landowner of the property with the driveway on 1488. The President further stated that the process would be for Mr. Leavelle to submit supplemental information for the Architectural Control Committee and the board to take into consideration.

36) A discussion ensued as to if a new application would need to be submitted if the Leavelle's were able to obtain the easement for the driveway on 1488.

- The President stated that this was the first time he has had to deal with this type of situation and he did not know the answer. He would have to look into it. If it would be a major change in what was proposed, it would have to go back to the Architectural Control Committee. He can't answer the question because he does not know how much change would be proposed. We met tonight to vote on the appeal.

- Nancy Hamren (Attorney for the Leavelle's) suggested that the vote be tabled for three weeks to see if a deal can be reached with the neighbor. If no deal can be reached, the board will need a vote.
- The Treasurer stated that we do not need to put a time limit for tabling the vote. She suggested that the vote be tabled indefinitely to allow the Leavelle's the time they need to look into the things that were suggested.
- The President commented to the Leavelle's that this is the appeal they asked for and we can table this so that they can obtain any additional information.
- The President suggested that the Leavelle's and their team go into the office area where they can meet in private to discuss how they would like to proceed.
- The Leavelle's and their team went into the office to meet in private.

37) The Leavelle's and their team returned to the meeting:

- Mr. Leavelle stated that they would need the name, address and phone number of the person they need to talk to about the neighboring driveway. And they need that STAT and they will take three weeks.
- The Treasurer stated that she would get the contact information for the person with the neighboring driveway before they leave the meeting.
- The President identified three weeks would be Tuesday, August 20th.
- Mr. Leavelle stated that they need a caveat in case the owner of the neighboring property cannot be reached during the next three weeks.
- Nancy Hamren (Attorney for the Leavelle's) stated that they want to set a meeting for Tuesday, August 20th.
- The Treasurer stated that a Special Meeting would need to be scheduled.

38) The Treasurer made a motion to set the Special Meeting for Tuesday, August 20th at 7:00pm and table the vote until that time. The Secretary 2nd the motion. The motion passed unanimously.

39) The Treasurer made a motion to adjourn, the Secretary 2nd the motion. The motioned passed unanimously. The President adjourned the meeting at 9:19pm.