

**Westwood Landowners' Association  
Quarterly Members Meeting  
September 12, 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 of Directors:**

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

**Absent:** Rob Pinell, Vice President  
Toni Collins, Member-at-Large

**Open Positions:** None

**Quorum was present**

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 7:09pm

1. The President introduced the board members.
2. The President stated that no one signed up to address the board. He asked if anyone changed their mind and would like to ask a question or make a comment.
  - a. No members indicated they wanted to talk.
3. The Treasurer stated that she would give an update on our bank account balances.
  - a. As of August 31, 2019 the combined total in the money market and checking accounts is \$434,676.60.
  - b. The accounts receivable are \$126,088.54.
    - While the accounts receivable are getting better, this is still a lot of unpaid maintenance fees.
4. No members indicated that they wanted to address the Board with a comment or question.
5. The Secretary made a motion to adjourn.
  - a. No one seconded the motion.

6. The Treasurer and President asked if anyone saw the wreck that occurred today.
  - a. No one responded.
  - b. The President stated that a motor vehicle took a curve on Weisinger too fast and ended up in the creek and described the accident scene.
  
7. The President stated to a member that he had previously asked about a letter from the Attorney General (Attorney General of Texas, Ken Paxton, to B. D. Griffin regarding Opinion No. KP-0256, Use of funds collected from claims on subdivision road and drainage bonds required under Local Government Code subsection 232.003(7) (RQ-0260-KP)).
  - a. The member confirmed that he had asked about the letter.
  - b. The President stated that the letter was given to the LOA's attorney and he is looking into it. The letter was a response from the State Attorney General to a question asked by the Montgomery County Attorney. One of the things our attorney is trying to find out is exactly what question was asked.
  - c. The member stated his understanding of the letter based on his conversation with B. D. Griffin.
    - The county had a bond in place for drainage in another neighborhood.
    - The neighborhood failed to meet the requirements for the bond. Now the county is going to use the funds elsewhere.
  - d. The President stated that our attorney has said the same thing.
    - If Landcraft had taken out a bond or if the county had required Landcraft to put up a bond and if Landcraft failed to complete the subdivision, then the county could step in and use that bond money to complete unfinished projects such as drainage easements if not completed.
    - This does not seem to apply to Westwood but we are trying to find out if there was ever a bond for Westwood.
    - We are waiting for our attorney's official opinion.
  
8. A member asked if there was an update on Discount Tire.
  - a. The Treasurer stated that the status is the same as it was at the conclusion of the last special meeting. The ACC application remains denied because there were not enough Board member votes to accept the appeal and reverse the denial of the application.
  - b. The member asked if they filed a lawsuit.
  - c. The Treasurer stated that, at this time, we are not aware of a lawsuit.
  - d. A conversation ensued about the need for a traffic study at 1488 and Westwood North Drive.
  
9. Member Tom Grayson discussed area projects completed by Westwood Magnolia Parkway Improvement District as well as projects under consideration.
  
10. Since no one was bringing questions or comments to the Board, the Secretary made a motion to adjourn.
  - a. No one seconded the motion.

11. Casual conversation amongst the members and some Board members continued for several minutes.
12. The Treasurer stated that we had a motion to adjourn and that she 2<sup>nd</sup> the motion and noted that an informal conversation could continue, with those interested, after the meeting was adjourned.
13. The President stated that we have a motion and a 2<sup>nd</sup> to adjourn. The Board voted to adjourn. The President adjourned the meeting at 7:25pm.