

**Westwood Landowners' Association
Board of Directors Meeting
January 9, 2020 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
Diana Maichetti, Treasurer
Mike Pidatella, Secretary
Toni Collins, Member-at-Large

Absent: None

Open Positions: None

Quorum was present, 5/5

The President called the meeting to order at 7:01pm.

- 1) The Board Members introduced themselves.
- 2) The following meeting minutes were presented for approval:
 - a) November 14, 2019 Monthly Meeting Minutes:
 - i) The Secretary motioned to approve the minutes, the Treasurer seconded the motion. The motion carried. The November 14, 2019 Monthly Meeting Minutes were approved.
 - b) December 12, 2019 Quarterly Meeting Minutes:
 - i) The Secretary motioned to approve the minutes, the Treasurer seconded the motion. The motion carried. The December 12, 2019 Quarterly Meeting Minutes were approved.
- 3) Financial Report from the Treasurer:
 - a) Checking account balance(12/31/2019): \$108,587.08
 - b) Money Market account balance(12/31/2019): \$321,739.63
 - c) Accounts Receivable, excluding monthly accruals (12/31/2019): \$77,881.18
- 4) Traffic Violations Report from the Secretary:
 - a) The number of citations or warnings issued by the constables, under contract, during traffic stops while patrolling Westwood from January 01, 2019 through November 30, 2019 was 609.
- 5) Report from Constables regarding events affecting Westwood:
 - a) The President announced it was National Law Enforcement Appreciation Day and expressed the LOA's appreciation for all that law enforcement does.
 - b) The constable shared:

- i) They are focusing on the hot spot areas: Conroe Hufsmith, Mahogany, Westwood North and Tamina for example for traffic patrol.
 - ii) Constable Mike Silvio announced he is assigned to Commissioner Riley's office as the Commissioner's Precinct Deputy so he has direct access to report Westwood issues he encounters, or those he is made aware of, with the commissioner's office. He has provided the LOA office with his email address.
 - iii) A member asked what the ordinance was for fireworks on New Year's Eve, particularly late in the evening.
 - (1) The constable replied that there is none regarding celebratory use of fireworks in the unincorporated parts of the county no matter what time of day.
 - (2) To be an issue, noise needs to be over 85 decibels continuously. This is hard to do and typically won't apply to celebratory fireworks.
 - (3) Call law enforcement if someone is:
 - (a) Shooting guns
 - (b) Endangering you or your property with fireworks.
- 6) Old Business:
- a) Still have an open ACC Position.
 - b) Board is reevaluation the position of not allowing metal outbuildings. At this time the board looking further into this with our attorney.
- 7) New Business:
- a) Summarize Board Actions
 - i) Approved \$2400 for repainting the metal signs located at seven Westwood entrances.
 - ii) Approved the continued use of ACC yard signs for projects with approved ACC applications, at an estimated cost of \$1150 annually.
 - iii) Approved commercial ACC application for signs for business on Tamina Rd.
 - iv) Approved commercial ACC application for modification of existing building and paving around building and parking area for business on Tamina Rd.
- 8) Open Forum for those members signed-up to address the Board: (11:27)
- a) Julie Vanderhorst:
 - i) Asked about the status of the Discount Tire ACC application.
 - (1) The ACC Application was submitted by Discount Tire to seek approval for construction prior to any agreement with the landowner to purchase the property.
 - (2) The application was approved. The approved ACC application, all associated documents including site and building plans and all conditions are included in the lawsuit settlement document.
 - ii) Reiterated her concerns, as expressed in the previous two meetings, regarding the board's decision to retain their attorney after he left Cagle's law firm given the problems with our governing documents and issues facing the LOA. Stated the board should consider going back with Cagle's law firm.
 - (1) The Secretary stated that her concerns will be noted in the meeting minutes as they are also noted in the minutes for the past two meetings.
 - (2) The Treasurer noted that Cagle is restructuring the law firm and is currently not accepting new clients.
 - (3) Julie Vanderhorst asked if there was anything pressing that can't wait until the LOA can pursue going back with Cagle's law firm.
 - (4) The Secretary noted that not everyone shares her opinion about the attorney.

- (5) The Member-at-large stated that in her opinion, based on topics she is aware of, he seems to be reasonable with the timing of his responses and charges. She has not identified any concerns with his logic, case law being referenced or the facts as applied to law.
 - (6) The Secretary noted that we need to continue with LOA business and pursue those issues we are working on. We continue to evaluate our legal counsel.
- 9) The President confirmed that all those that signed up to address the board have addressed the board with their comments and/or questions and opened the meeting to any other members that would like to make a comment or ask a question.
- a) The President asked if anyone else would like to say something. No one replied.

The Secretary motioned to adjourn the meeting, the Treasurer seconded the motion. The motion carried. The President adjourned the meeting at 7:26 pm.