

**Westwood Landowners' Association
Board of Directors Meeting
July 9, 2020 Monthly Meeting Minutes
Magnolia, TX 77354**

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

Members were provided information to call in to participate in the meeting as well as an email address to submit comments/questions during the meeting.

Board of Directors

Present: Rob Pinell, Vice President
Diana Maichetti, Treasurer
Mike Pidotella, Secretary
Toni Collins, Member-at-Large

Absent: Pat Troy, President

Open Positions: None

Quorum was present, 4/5

The Vice President called the meeting to order at 7:02 pm.

- 1) The Board Members present introduced themselves. The Secretary noted that the President and Member-at-Large were not present and that the Member-at-Large is expected to be joining the meeting shortly.
- 2) Summarize Board Actions
 - a) The Secretary read the following Board Actions:
 - 5/21/2020 Denied Commercial ACC Application
 - 5/21/2020 Approved:
 - Letter to Pat Troy requesting he return the LOA cell phone intended for the ACC.
 - May 14, 2020 Meeting Minutes
 - 6/11/2020 Approved \$480.00 + tax for new commercial automatic chlorine tablet sanitizers for the pools.
 - 6/18/2020 Approved \$11,175.40 for LOA facilities liability insurance policy
- 3) Old Business
 - a) Open ACC Position
 - (1) The Secretary stated that we still have an open ACC position to be filled if anyone would like to support our community by serving on the ACC. Currently only 4 of 5 positions are filled.

b) Update on Annual Meeting & Election

(1) The Secretary stated:

- (a) Our Annual Meeting & Election is normally held on the second Saturday in June according to our bylaws.
- (b) Due to the COVID-19 pandemic, associated Governor's stay at home order and continuing limit on the size of gatherings the Annual Meeting & Election was postponed to September 19, 2020.
- (c) With the recent worsening of the COVID-19 pandemic and rolling back of some of the Governor's reopening plan it is looking like the September 19, 2020 date may not be feasible.
- (d) The Board has requested guidance, from our attorney, on the possibility of having the election for open Board positions by 100% mail-in ballot and hold a meeting equivalent to an annual meeting (without election) when we are able to meet as a community. We are waiting to hear from the attorney.

4) Appeals of Denial of ACC Applications

- a) Commercial – Mohr Capital, application for construction of a Regions Bank and Chipotle. Denied because of needed approval from Landcraft for replating two lots as well as a copy of a Montgomery County approved drainage plan and a letter of “No impact”.
 - i) Ethan Prescott discussed Mohr Capital's application. He noted that the needed items identified in the denial were submitted in a new application.
 - ii) The Board responded that the new application was just received on July 2, 2020 and has not been reviewed yet. The new application will be reviewed as soon as possible and he will be notified of the status of this recent application after its review.
 - iii) The Board noted that the appeal process is intended for those that request their denied application be reconsidered for reasons presented in the appeal. In this case a new application was submitted to provided additional needed information and documentation as opposed to appealing a denied application.
 - iv) Ethan Prescott noted that he wanted to take this opportunity to check to see if there was anything else that was needed or if there were any questions for him. He then thanked the LOA for their time and consideration.

- b) Residential – Kyle Hope, application for construction of an outbuilding. Denied because of metal being used as a construction material for the exterior.
 - i) Kyle Hope wanted to know why his application was denied since there are many outbuildings throughout Westwood that are constructed with metal. Kyle noted that he counted 53 metal sided buildings in his section, section 3. Kyle Hope submitted an email during the meeting to meeting@westwoodloa.org. A copy of the email was printed and given to each Board member at the meeting. The email contained:
 - (1) Pictures of two metal buildings in Westwood near him. One a residential outbuilding and the other a commercial building (Note: Since the ACC Guidelines and Standards only apply the restriction on the material used to outbuildings, the commercial building is not a valid example).

- (2) A plat map of Westwood sections 3&4 showing locations that he identified as having metal buildings.
 - (3) The statement: "I do not see why a metal sided building in my yard wouldn't be harmonious with anything around me."
 - ii) The Board responded that the ACC based their decision on the requirement in the ACC Guidelines and Standards that is currently on file with the county. The document states, in the section for Outbuildings requirements: "The color and materials should reflect that of the main residence." The Board agreed that there are metal outbuildings throughout Westwood and noted that there are two reasons for this:
 - (1) Some were built prior to ACC Guidelines and Standards document being in effect.
 - (2) Some were approved in the past by an ACC and/or Board that apparently did not always follow the requirements detailed in the ACC Guidelines and Standards as on file with the county. This is currently not the case.
 - iii) The Board then stated that the ACC and Board are currently working together to draft revised ACC Guidelines and Standards to incorporate advice provided by the LOA's attorney after a review requested by a majority of the Board.
 - iv) The Board recommended that the ACC reevaluate his application after the revised ACC Guidelines, currently being written, are approved and on file with the county.
- c) Residential – Aldo Hernandez, application for construction of an outbuilding. Denied because of metal being used as a construction material.
- i) Aldo Hernandez authorized his father, Jaime, to speak on his behalf.
 - ii) Jaime Hernandez stated that the application was to build a metal building behind his house. The building would be used for a gym for his son who has special needs.
 - iii) Jaime Hernandez stated that he was uncomfortable with how one person spoke to them when they asked about the denial of their application when there are other metal buildings. He stated that this person commented that "there's a new sheriff in town".
 - iv) The Board provided the same repose as detailed above for the Kyle Hope ACC application denial and also stated that the Board recommends the ACC reevaluate his application after the revised ACC Guidelines, currently being written, are approved and on file with the county.
- 5) The Secretary noted that there were no additional question or comments submitted to meeting@westwoodloa.org.
- 6) The Vice President asked if there were any other questions or comments before the meeting is adjourned. There were no additional questions or comments.

The Secretary motioned to adjourn the meeting. The Treasurer seconded the motion. The motion carried unanimously. The Vice President adjourned the meeting at 7:48 pm.