

**Westwood Landowners' Association  
Board of Directors Regular Meeting  
October 8, 2020 Meeting Minutes  
Magnolia, TX 77354**

**Regular 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 – By Phone  
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 7:05 pm.

- 1) The Board Members introduced themselves.
  - The Vice President and Secretary were present in the meeting room. The Treasurer attended by phone since she had a cough.
  - The Secretary noted:
    - The Member-at Large advised that she will be arriving a little late.
    - Note: The Member-at-Large did arrive shortly after the meeting began
    - President Pat Troy was not present.
  
- 2) Summarize Board Actions
  - The Secretary read the following Board Actions:
    - 8/20/2020 Approved:
      - August 13, 2020 Meeting Minutes
      - \$350 For 4 additional wireless microphones needed for outside meetings
    - 8/24/2020 Conditionally Approved two commercial ACC applications
    - 9/3/2020 Approved:
      - \$800 for office copier/printer
      - One commercial ACC application previously given Conditional Approval 8/24/2020
    - 9/8/2020 Approved repairs to Curtesy Patrol Truck – Cost was \$289.85
    - 9/16/2020 Approved \$325 for pavilion gutter cleaning

10/1/2020 Approved

- September 19, 2020 Annual Meeting Minutes.
- \$2,477 for ramps at the enclosed mulched playground areas

### 3) Old Business

- Open ACC Position

The Vice President announced that we still have an open ACC position.

- Election Results

The Secretary noted that the election results have been posted in an email, on the website, in the September 2020 Newsletter and on the front information board at the LOA office.

- Julie VanderHorst was elected LOA Board President starting 10/9/2020
- Diana Maichetti was reelected LOA Board Treasurer
- Toni Collins was reelected LOA Board Member-at-Large

Each will serve for the remainder of this current two term ending June 30, 2022.

- Update on deed restrictions amendments for a violation schedule

The Member-at-Large gave the following update:

- The Board has been working with the LOA's attorney to draft proposed deed restrictions amendments, for each section of Westwood, that would authorize the LOA to have a fine schedule and to collect fines for violation. Without the ability to assess fines for violations, the only option is for the LOA to take people to court and sue them for violations. The Board feels that taking people to court is a very expensive and not a very effective way to address violations.
- The Board has received the draft amendments from the attorney.
- The next step is for the Board to review the draft amendments and get them ready to present to the community. The plan is to:
  - (a) Send an email communication stating that they have been posted on the Website for the community to review.
  - (b) Present them at an open meeting.
  - (c) Present them for the community to vote on accepting them:
    - (i) by ballot or
    - (ii) by collecting signatures
  - (d) Acceptance by 51% of the lot owners (one lot owner per lot) for each section is needed to have the amendment become effective for that section.

### 4) New Business

- Halloween Haunted House:

The Secretary shared that due to the restrictions imposed for the Covid-19 pandemic, need for social distancing and the close quarters in the LOA meeting room we will not be providing the Halloween Haunted House this year.

- Update on suggestions sent to [suggestion\\_box@westwiidloa.org](mailto:suggestion_box@westwiidloa.org) for needed repairs to recreation facilities:

The Secretary noted:

- To date we have received around 20 to 25 email responses to our request for input from the community for how best to address the aging recreation facilities that are in need of repair or possibly replacement.
- Unfortunately, as of now, this is a very small percentage of the landowners that have chosen to voice their feelings and how they would like the community's money to be spent on addressing the issues with our recreation facilities.
- From the small number of responses, a wide range of good ideas have been presented so far.
- For example:
  - Input about the tennis courts ranges from update to abandonment.
  - Some people feel the pools need more attention.
- The Secretary will continue to collect your suggestions, recommendations and ideas through the end of October. Then he will compile them and prepare a report to the community.
- Deed restrictions violation status
 

The Member-at-Large gave the following update:

  - She has reviewed current deed restriction violations and entered them into a spreadsheet for tracking.
  - The spreadsheet has been given to the office to manage and update.
  - The office will periodically forward the spreadsheet to the Board for their review and to ensure appropriate notices are being sent.

#### 5) Questions / Comments

- A member commented that they are new to the community as of this past summer. She stated that she noticed that we are not having a good turnout to the LOA meetings or with community involvement in general. She asked what type of things have been done in the past or are we currently doing to get more landowners involved.
  - The Secretary replied that it was a great question and he appreciated her asking it. He added:
    - Not including the Board members, there are currently only 4 people that have called in to attend this meeting. One of these 4 is Julie VanderHorst who will be assuming the position of Board President effective the following day.
    - This is the typical turnout for an LOA meeting and not something new since the Covid-19 pandemic with the need to hold regular and quarterly meetings virtually with members calling in and participating over the phone.
    - He has continually tried to build community interest and increase meeting attendance.
    - It is his opinion that most people will only attend meetings when they are unhappy and have something to complain about. There has been little interest to attend meetings to stay current with community issues and topics.

The member asked if the LOA gets a lot of responses to the emails they send out to the community.

- The secretary replied:
  - Currently there are only 976 email addresses on the distribution list. These are the email address for those that have asked to receive community emails. This is not a lot given the size of Westwood. Also, there are many

cases where, out of this 976, there are multiple email addresses for a single lot owner/location. The Board has repeatedly requested members to get their email on the distribution list if they are not currently receiving emails. Every newsletter has addressed this and presented multiple ways to get on the email distribution list including a link to an online form they can fill out themselves.

- On average only 20% to 30% of each email that is sent are opened.
- To date, only 20 to 25 emails have been sent in to the suggestion box email address to submit requested input on how people would like to see their money spent on addressing the issue of our aging recreation facilities.
- The Secretary asked the Treasurer and Julie VanderHorst, who will be president effective October 9, to share their perspective since they have been in the neighborhood longer than he has:
- The Treasurer concurred with the Secretary's assessment and added:
  - Her experience has been that very few people attend unless people are upset about something.
  - She would like to see people be more involved and become stakeholders in the process rather than be unhappy with the end result with decisions made by the LOA. She would like to see people be part of the process.
  - She understands that often people are busy. She is busy as well as other Board members are busy but this is our neighborhood and it is hard to make big decisions for the community that best reflects their wants and desires without their involvement.
- Julie VanderHorst added:
  - There has always been a problem with lack of participation. Some of it has been the fault of past Boards making it a contentious and unfriendly atmosphere and some of it is apathy among the members.
  - Recent Boards have worked towards improving communication.
  - Live streaming meetings may be something to consider for people that are not able leave the house to attend meetings.
  - People do seem to communicate a lot on the various unofficial Facebook pages. Westwood only has one official Facebook page. The problem is that there are a lot of post with incorrect information getting people upset and angry. There are not enough people with the right information to respond to these posts with the correct information and actual facts to shutdown these Facebook rants that are based on incorrect information. We need more people that are armed with the facts to get involved and counter inaccurate posts with the actual facts and not what people think are the facts.
  - People need to communicate with the LOA office and Board to find out if information they read on an unofficial Facebook page is correct and not simply accept what they are reading as complete and accurate information.

The member asked if there is good turnout to community events like the Halloween Haunted House.

- The Secretary replied:
  - We've had the Haunted House for a couple of years and there has been a good turnout.
  - The Pictures with Santa events have a good turnout as well.

- He attempted to set up a Holiday and Events Committee last year. The purpose of the committee was to have representatives from our community identify, plan and carryout community events. Five people immediately signed up. By the second meeting two people dropped out. By the third meeting, it was down to one person. It is now on hold because of the Covid-19 pandemic. Given the low interest in being involved, it seems the future of this committee is uncertain.
- The member added that she would be interested in being involved with the committee after the Covid-19 pandemic.

The member commented that it seems people don't turn out for meetings to talk about community business but they do turnout for the fun stuff. Perhaps there could be more done, like flyers, to get them to turn out more for the meetings.

- The Secretary noted that meeting notices and agendas are sent out by email as well as posted on the website and office info board. They indicate if the meeting will be virtual. Normally we put out signs announcing the meetings at all nine entrances to Westwood. We have not put out the signs since we have been having the meetings virtually. We did not want people that did not get or open and read the email notices to show up at the office meeting room thinking there was a meeting there and get frustrated or upset when they find the meeting room closed.
- The member suggested that possibly something could be added to the meeting signs to indicate it will be a virtual meeting.
- The Secretary thanked her for the suggestion and stated that we should look into that.

The member added that she likes to be an involved member of the community where she lives. Where she lived previously people would show up to meetings when they were mad, angry and screaming. She did not feel safe attending. The member wondered if the LOA was requesting read receipts for the sent emails and added that people can set up their email to not send read receipts.

- The Secretary replied that the LOA uses a broadcast email utility called MailChimp and this utility provides a lot of statistics for each email sent. It will capture the date and time each recipient opens an email as well as when they reopen an email at a future date. Unfortunately, the information provided is discouraging.
- The Secretary responded to the member's comments regarding feeling safe at the meetings:
  - When he first moved here, the meetings were feisty to say the least. People were irate and angry with the Board, in general, in his opinion. The constables were present at the meetings.
  - These days, the constables still attend the in-person meetings, but they are present to provide reports and information to the community and to answer specific questions members may have. They are present more as a resource to the community.

6) The Secretary asked if there were any other questions or comments. There were no additional questions or comments from those on the call.

7) The Secretary checked [meeting@westwoodloa.org](mailto:meeting@westwoodloa.org):

- An email from a member thanking the Board for approving to put ramps in for accessing the mulched areas at the playgrounds.

- No additional comments or questions were submitted to meeting@westwoodloa.org.
- A member, that was not able to unmute their phone, placed a comment in the Chat portion of the online Zoom session. The member wrote that they wanted to thank everyone and that they have noticed a small turnover in landowners so maybe we can get them involved in the next meeting.

8) The Secretary confirmed that there were no additional questions or comments.

The Secretary motioned to adjourn the meeting. The Member-at-Large seconded the motion. The motion carried unanimously. The Vice President adjourned the meeting at 7:45 pm.