

**Westwood Landowners' Association**  
**Annual Meeting June 12, 2021**  
**Magnolia, TX 77354**  
**Meeting Minutes**

Annual Meeting: The Board of Directors of the Westwood Landowners' Association (WWLOA) convened in an annual meeting open to all Members of WWLOA at the Oak Bluff Park Pavilion located at 7230 Oak Bluff Dr., Magnolia, TX 77354 at 10:00am.

Present: Julie Vanderhorst, President  
Diana Maichetti, Treasurer  
Denise Dowling, Secretary  
Toni Collins, Member-at-Large delayed, then present.

Absent: Rob Pinell, Vice President

Quorum of board was present at start of meeting, 3/5

**Call to Order and Verification of a Quorum:**

- The President called the meeting to order at 10:12am. The President announced we do not have a quorum. The Secretary motioned to adjourn the meeting and the Treasurer seconded the motion. The President adjourned the meeting at 10:14am.
- The President called the meeting to order at 10:14am to establish a member quorum per section 6.1 of the WWLOA's bylaws. The President announced we do not have a quorum again. The Treasurer motioned to adjourn the meeting and the Secretary seconded the motion. The President adjourned the meeting at 10:14am.
- The President called the meeting to order at 10:14am to establish a member quorum per section 6.1 of the WWLOA's bylaws. The President announced we do have a quorum. The meeting proceeded.

**Welcome:**

- The President welcomed everyone, thanked them for coming.
  - The President introduced the board members and thanked Rob Pinell and Denise Dowling for their service to the Westwood members.
3. Call for Nominations from the floor for the Board positions of Vice-President and Secretary.
- There were no nominations from the floor for Vice-President.
  - There were no nominations from the floor for Secretary.

### **Board of Director Candidate Presentation and Q & A:**

- For Vice-President:
  - **Paul Wethington** introduced himself as a candidate for the position of Vice-President and gave his presentation on why he is a candidate for Vice-President and what he would do if elected to the board.
  - **Cindy Whitmarsh** introduced herself as a candidate for the position of Vice-President and gave her presentation on why she is a candidate for Vice-President and what she would do if elected to the board.
- For Secretary:
  - **Cheryl Hailes** introduced herself as a candidate for the position of Secretary and gave her presentation on why she is a candidate for Secretary and what she would do if elected to the board.
  - **Amanda Underwood** introduced herself as a candidate for the position of Secretary and gave her presentation on why she is a candidate for Secretary and what she would do if elected to the board.
- The candidates took questions from the floor. Questions for the candidates included topics regarding drainage issues, recreational facilities, and increasing community involvement.

### **Voting:**

Votes were called by the Secretary to be filled out and put into the locked ballot box at the back of the venue. The Secretary informed the members present that the results, when the count is received back by the WWLOA accountant's office, will be first given to the candidates. The results will then be posted to the WWLOA's website and the outside bulletin board at the LOA's office. The Secretary also informed the members that after the election results are made known, the term starting date for the newly elected Vice-President and Secretary will begin on July 1, 2021.

### **LOA Attorney items:**

The Member-at-Large, Toni Collins, gave a report to the membership about issues the board is dealing with that involve the board's attorney. The attorney office the board uses is Cagle and Pugh. Member-at-large said that we have been working with the LOA's attorneys with cease-and-desist letters for various builder issues and drainage issues.

### **Financial report:**

Treasurer, Diana Maichetti, gave the annual budget financial report. The annual budget had been approved by the board in a special meeting on June 10, 2021.

The Treasurer noted that the annual dues for 2021 were not raised from the previous year. The board discussed and agreed to keep the dues that same amount from 2020 in part, because of Covid and the ice storm in February 2021.

Treasurer also talked about the expense of repairing the pool houses that had incurred pipe (leakage and breaking) damage from the ice storm in February 2021. Treasurer commented that some of the pool damage will be reimbursed from the WWLOA's insurance company. The treasurer also noted that there are still more repairs to the recreational areas that are ongoing. It was also noted by the Treasurer that the office staff has been working extremely hard, and with success, on better collection of past due accounts.

Both the Treasurer and Member-at-Large talked about the cost of repairs of the tennis courts. The board is waiting on another estimate for repairing the courts before they can act.

### **Open Forum:**

Question regarding how to control access to tennis courts once repairs are done. Some members feel that non-members may be using the courts. Options were presented and discussed on how to control access to play. Options given were locks with passes or keys for members only. Some members asked the board to be included when the discussion starts on the bids, the board said they will hold an open meeting for tennis courts, so that we get the best possible outcome for all the tennis playing members.

Questions about community involvement and communication. Having an active newsletter was encouraged, along with better communication to get volunteer involvement in activities.

Question about drainage issue of 4 lots along Nickaburr Creek. Member-at-Large and President said that the developer is meeting with the board to work out a mutually beneficial outcome. The developer has halted clearing the land and has met with the Army Corp. of Engineers to evaluate the creek and drainage issues. The developer is waiting to hear back from them, then will meet again with the board. The President and Treasurer has met with the County Attorney about the county not doing drainage repairs in Westwood. The County Attorney will need some time to investigate the issue, then will get in touch with the board at a future date. The meeting was to address all drainage issues in all sections of Westwood.

President motioned to adjourn the annual meeting.

Treasurer seconded the motion.

All board members voted unanimously to adjourn.

Annual meeting was adjourned at 12:37pm.

