

**Westwood Landowner's Association
Board of Directors Monthly Meeting
January 14, 2021 Meeting Minutes
Magnolia, TX 77354**

The Board of Directors of the Westwood landowner's Association (WWLOA) convened in an audio 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.

Present: Julie Vanderhorst, President
Diana Maichetti, Treasurer
Denise Dowling, Secretary
Rob Pinell- Vice President – Absent
Toni Collins – Member at Large– Delayed, arrived later in the evening.

Quorum was present, 3/5

President called the meeting to order at 7:06pm.

A) President introduced the Board Directors and welcomed any members via virtual method.

B) Delay on voting to approve December 10th, 2020 quarterly members meeting minutes until Member at Large can be in attendance, later this evening.

C) Financial report given by Treasurer: Please note, financial report is always a month behind as we need to wait for the monthly report from the accountant.

As of December 31, 2020: \$396,235.01 in Checking/ Money Market Acct.

 \$31,570.96 in Delinquent Accounts Receivables

Motion by Secretary to approve financial report, Treasurer seconded. Motion approved.

D) Board actions approved:

1/4/21 *Annual renewal of \$250.00 charge for membership to Magnolia Parkway Chamber of Commerce has been cancelled. Secretary of Board did research and recommended WWLOA end membership and use the money to better benefit the LOA members.

1/7/21 *December 17, 2020 special meeting minutes approved.

*First Choice Stripping to do stripping, power wash, pavement, and handicap markings at all 4 public parking lots. Cost \$1000.00

*Changed Registered Agent from a past board member to current member Diana Maichetti, Treasurer.

*When a violation notification letter is sent to a landowner, board approved that the landowner would have 30 days to respond and/or correct violation.

E) Secretary asked about deleting old WWLOA emails that are no longer used by the Board of Directors' or office staff. After some discussion, it was agreed that the Secretary will archive the old emails before deleting them.

F) Update given about repair/maintenance of recreational facilities.

1. Basketball backboards and hoops- We have a bid but are still waiting on questions we have for the bidder before approval.
2. Repairs to the 3 pools – We have 3 bids; however, we are waiting on questions we have about the breakdown of the quoted costs associated with the repairs.
3. Tennis Courts – A resident who is interested in helping, overseeing the repairs to the 2 courts, has been in contact with us via emails. The Board has asked him to come up with a proposal and then meet with the Board. The resident has agreed but wants a few weeks to work on his proposal. When he is done, we will set a meeting date with the Board to discuss his proposal to repair the tennis courts. Resident also feels that we can reach out to the tennis players in Westwood and get their help in repairs, possibly making the repairs a community improvement event.
4. Leak detection is being done on the Nickaburr pool. This needs to be done before any other repairs are contracted out.

G) Questions/Comments during meeting.

Mike Pidotella asked a question about scope of work for the pools, specifically repairing the decking of the pools and repair/replacement of benches. President confirmed that the decking is part of the 3 bids and that we are looking into repairing what benches we can, with replacement of the ones we cannot fix.

Mike Pidotella also asked the Treasurer about the financial report numbers. Mike asked why the numbers were down from the November minutes. Treasurer said that in November the Board was going off the numbers from the check register, not from the accountant's report. The check register does not always show outstanding payments, which is why the Treasurer tries to wait for the accountant's report. Mike noted that the November minutes stated that the financial numbers were as of August 2020, so the financial difference covered a time span of 4 months, not the usual 1 month.

Mike Pidotella also made a comment that February is coming soon, and that the Board and office need to start planning for the election mailout. Treasurer and President discussed what might need to be done if the elections are held in June or need again to be delayed because of COVID-19 restrictions. Board agreed that we will have to be flexible with the annual meeting schedule.

b) Member at Large arrived, so Treasurer made a motion to approve the December 10, 2020 quarterly meeting minutes, Member at Large seconded the motion. Meeting minutes from December 10, 2020 quarterly meeting were approved by the Board.

H) Treasurer made a motion to adjourn the meeting, seconded by Secretary. Meeting adjourned at 7:33pm.