

**Westwood Landowners' Association**  
**Members' Monthly Meeting**  
**July 8, 2021, Meeting Minutes**  
**Magnolia, TX 77354**

**Regular Meeting:** The Board of Directors of the Westwood Landowners' Association (WWLOA) convened in a meeting open to all Members of WWLOA at 7:00pm both in person and virtually.

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 if attending virtually.

**Board of Directors**

**Present:** Julie VanderHorst, President

Paul Wethington, Vice-President

Cheryl Hailes, Secretary

Diana Maichetti, Treasurer

Toni Collins, Member-at-Large

**Quorum was present, 5/5**

The President called the meeting to order at 7:40pm.

1. President introduced newly elected Board members and board members introduced themselves.
2. The Treasurer gave the June financial report: \$555,933.85 in both checking & money market combined. A/R is 180,716.76.
3. The President stated that the first item was a breakout to executive session to discuss confidential information.
4. President proposed to consider and vote on initiation of enforcement actions.  
Motion to begin initiation of enforcement action for all 4 cases carried unanimously.
5. Summarize Board actions.
  - a. A commercial builder that submitted ACC application but then did not follow the plans submitted, are in violation of deed restrictions and drainage plans. County has been contacted as well as engineers to make sure things are being done properly.
  - b. Residential builder was diverting Nickaburr creek. Working with builder to have an outside engineer firm to check over plans to make sure changes drainage does not harm anyone.
  - c. Developer subdivided lots without approval.
6. Opened for questions & comments from online and in person
  - a. Krien VerBerkmoes – Asked board to provide updates about status of tennis courts resurfacing, drainage under streets, and amount of A/R.
    - 1) A/R is due to LOA fees due 7/1/2021.
    - 2) Tennis courts – have gotten bids but still working on details.
    - 3) Drainage
      1. Working on issue with Nickaburr creek but getting an engineer review to make sure that more harm is not being done
      2. Easements have been an issue for years with county as to who is responsible. Have presented case law info to the county attorney that the county has the legal responsibility to dig and maintain ditches. We

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are waiting for a response from the county. Homeowners must not put fences to block the flow of water in the easements and must follow ACC plans. The LOA cannot do anything about the drainage but until the county takes the necessary steps, we can take information in and try to get residents to work together. Residents can also contact the county when there are issues.

3. Nickaburr where there were three bridges, they have added a fourth one that we are waiting for them (the state) to open it up. This will add additional outflow.
  4. We have been maintaining outflow by Teakwood by apartments. Yard crew has been lax in keeping it up so Courtesy Patrol is getting quotes from other companies.
- b. Kristen Kyser
- 1) suggestion as alternative entrance to tennis courts which would limit bikes, scooters etc. from entering tennis courts.
  - 2) Question about treasurer reports and meeting minutes.
    1. Board clarified and informed the group that the minutes have been delayed due to a discrepancy with the account over the balances. That has now been clarified and the outstanding minutes are being worked on now.
    - 3) Requested if the categories can be broken down for expenses, etc.
      1. Information is located on the budget.
7. The Treasurer made a motion to adjourn the meeting and the Vice-President 2<sup>nd</sup>. The motion carried. The President adjourned at 8:47pm.