

**Westwood Landowners' Association  
Members' Monthly Meeting  
May 13, 2021, 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:** Julie VanderHorst, President

Denise Dowling, Secretary

Diana Maichetti, Treasurer

**Quorum was present, 3/5**

The President called the meeting to order at 7:10pm.

1. The Board Members introduced themselves.
2. The President stated that the first item was a breakout to executive session to hear a landowner's ACC appeal.
3. The Treasurer gave the financial report: as of April 30 - \$371,330.75 in both the money market & checking combined.

Also, need to schedule a meeting with CPA as they are doing things differently and not taking into account past due balances of more than 1 year. The over 90 days+ amount is \$20525.88 with some of that being years past due.

Motion to approve financial report for April by Secretary, Treasurer 2nd. Motion carried unanimously.

4. Consider and approve annual maintenance fees. With Covid and gas prices on the rise, keeping dues at same as last year.  
Motion to keep annual fees at same rate as last year by Secretary, Treasurer 2nd. Motion carried unanimously.
5. Summary of Board actions
  - a. Hiring pool monitors – completed and monitors are in training.
  - b. Repairs needed
    - 1) plumbing – completed (part of insurance claim)
    - 2) backboards and nets replaced – completed
    - 3) Tables at pools repaired – in process
    - 4) Make a checklist of other items needed at end of pool season.
    - 5) Tennis court repairs – have bids need questions answered before voting
6. Special meeting on 5/20/2021 trying to be scheduled and include a meet & greet, if possible.
7. Opened for questions & comments from emails and on the call

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- a. Member had comments that the backboards look nice and suggested an email communication to members about what had been done.
  - b. Had a question about which tables and benches were included.
    - 1) Board answered that the repairs this year include all inside and outside of pool area, but they are still assessing for future larger repairs.
  - c. Asked why the total dollar amount of the plumbing and basketball goals repairs was not shared.
    - 1) Board replied that the plumbing has not been final tallied yet and the basketball goal were just completed and will be shared at annual meeting.
  - d. Questioned how statements were able to be mailed out if vote had not been taken on raising fees.
    - 1) Board replied that since it had determined that the fees would not be raised it was not necessary to have vote in open but wanted the discussion to be in the open for all members to be aware.
  - e. Question about how many candidates are on the ballot for each position. Also, will be the meet and greet be virtual or in person?
    - 1) Board replied that there are two for each position. The meet & greet is still being discussed but will hopefully be in person.
8. The Treasurer made a motion to adjourn the meeting and the Secretary 2<sup>nd</sup>. The motion carried. The President adjourned at 7:53pm.