

**Westwood Landowners' Association
Members' Monthly Meeting
October 14, 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 7:30pm 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 7:46pm.

1. Board introduced themselves.
2. The Treasurer gave an abbreviated September financial report: \$594,526.22 in both checking & money market combined as of 9/30/2021. Complete financials will be presented at a later time as financial statements were just received from CPA after 5pm today.
3. Update on Lotus Lane tennis courts from the Member-at-Large:
 - a. Bill Smith has worked with Mario – owner of EMA Sports. All the requested changes have been worked through and accepted.
 - b. Lotus Lane 2 tennis courts and basketball courts only are being done now.
 - c. Colors determined are US Open blue and maroon and will include pickleball lines.
 - d. Contract has been gone over with a fine-tooth comb and is ready to be signed.
4. Nickaburr Creek pool update from President
 - a. Needs major repairs. Cleaning companies are not willing to even work with it in the current state. Had to be closed more near end of year due to turning green even with chemicals.
 - b. If nothing is done, pool is not usable so looking at options of fixing, replacing, redoing.
 - c. New property code 209 requires 3 bids for expenditures over \$50K and notification to members – our requirements already exceed that requirement at \$2,500.
 - d. We will be having a special meeting concerning the Nickaburr pool/tennis court ideas and options.
 - e. Information will be on website and sent by email blasts so make sure your email is up to date with the office. If you know of anyone that might want to give any input, have them contact the office to give their email address.
 - f. Instead of a huge special assessment, checking into selling some property to raise funds for expenditure of Nickaburr pool. This is a change on our LOA amenities for the past 40 years so need to get member input.
5. Creek area new build update from President

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- a. Nickaburr creek area off Westwood Square West – builders have an engineered plan finalized to present to the Board.
- b. Board will get it reviewed by another engineering firm to make sure it will not cause any more damage.
6. Tire Link build from President
 - a. Tire Link is not a Westwood property even though it is serviced by Westwood water.
 - b. Retention pond should have been long ago by one of the companies back there so now county is requiring it to be built.
 - c. The same people building it are the same people building Tire Link.
 - d. Now they are going to make sure that the water that has been draining from that building in the back into the backs of Westwood properties will be going to the front on 1488. Once the pond is built, the water will be going into the pond.
7. Protocols for natural disasters from Treasurer
 - a. When storms are approaching, make sure pine needles & debris is out of ditches. If not, contact the office.
 - b. Do not put a lot of trash/pine needles in ditches as it does not go through a culvert and will back up things upstream.
8. Water Leak protocols from President
 - a. Water company (for section 3 & 4) has a new company servicing water meters and cleaning up leaks as of 10/1/2021 – Professional Utility Services, Inc 281-324-9803.
 - b. Protocol is to call the water office first. If after hours, your call will be routed to a call center to be reported.
9. Future capital expenditures from Treasurer
 - a. Already talked about – will be holding open meetings before anything is spent.
10. Legal action taken from Member-at-Large
 - a. Last quarter, item put on hold due to us waiting for definition on 40-year-old plats to determine our ownership on some properties.
 - b. 2 legal issues pending for owners violating deed restrictions, but we are still within our statute of limitations.
 - c. Have sent several letters concerning deed restriction violations but no action has been taken due to working with the owners.
11. Constable Info Session – skip until constable is present
12. Opened for questions & comments from online and in person
 - a. Mike Pidotella
 - 1) Lot of meeting minutes were published but did not hear at any previous meeting a discussion of the board approving them.
 1. Treasurer replied that it was down to talk about during the discussion portion. It should have been put on the agenda and will be put on the next agenda.
 - 2) Asked for a status on the newsletter from the Vice President.
 1. Discussion about reasons
 - a. There will be tax repercussions due to our status.
 - b. Board decided that a cost analysis needed to be done so waiting for that before going forward.

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- c. Board will discuss options for online newsletter at next workshop.
 - b. Jared Davis
 - 1) Has there been any assessment done by the county concerning the standing water regarding mosquitos?
 - 1. County asked us to stop spraying as it interfered with their spraying.
 - 2. After discussion with the county, that even though they are responsible for the ditches and easements, they are overwhelmed with everyone in the county, they have left it up to each community to maintain their ditches and easements. They will not come out and regrade everything to the way it was. Each owner is responsible for the ditch in front of your house.
 - 3. As an association, we do not have the authority to deal with drainage within our documents, but we can work together to maintain it.
 - c. Kristine Stewart
 - 1) Online comment – heard a rumor that Oak Bluff pool was going to be closed down.
 - 1. That is just one of the options on the long list of items, but nothing has been decided. There will be open meetings to discuss everything.
 - d. Mike Pidatella
 - 1) Both Oak Bluff and Nickaburr Creek pools are the same age so they might be in the same condition.
 - 1. The piping to Nickaburr is not up to code and undersized as well as the pumping but the design is different. There was also damage from a hurricane.
- 13. Treasurer made a motion to adjourn the meeting and the Secretary 2nd. The motion carried. The President adjourned at 8:40pm.