

**Westwood Landowners' Association
Members' Monthly Meeting
November 1, 2021, Special Meeting Minutes
Magnolia, TX 77354**

Special Meeting: The Board of Directors of the Westwood Landowners' Association (WWLOA) convened in a special meeting open to all Members of WWLOA at 6:30pm 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.

Board of Directors

Present: Cheryl Hailes, Secretary

Diana Maichetti, Treasurer

Julie VanderHorst, President

Paul Wethington, Vice-President

Absent: Toni Collins, Member-at-Large

Quorum was present, 4/5

The President called the meeting to order at 6:45pm.

1. The President announced that the purpose of the meeting was to discuss Nickaburr Creek pool, problems with it, funding of it and to get community input.
2. The President presented idea from Mike Goza of selling a couple of LOA properties to raise funds to fix pool. Other option is to get rid of the current pool, put in a new pool, decking, picnic area, etc.
3. The Treasurer opened the meeting for participation, asking for input and informing participants how to do so.
4. Residents and Board members had an open discussion about a variety of items and ways to deal with the issues.
 - a. Issues were identified as:
 - 1) Nickaburr pool is currently inoperable due to a variety of reasons including:
 1. Being underpowered
 2. Holes in the bottom
 3. Skimmers insufficient
 4. Pumps undersized
 5. Pool maintenance companies will not service due to issues.
 - 2) Nickaburr tennis courts will need repair soon
 - 3) Oak Bluff property is smaller, and pool will need repairs in the future (approximately 4-5 years)
 - 4) Fees are insufficient to maintain amenities as is.
 - 5) Participation is extremely low. Ways to improve:
 1. Encourage neighbors
 2. Send numerous emails
 3. Have meeting minutes posted
 - b. Variety of options were suggested:
 - 1) Selling some Westwood owned properties
 1. Which lots?

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- a. Subdivide Reserve with Nickaburr pool, making 2 lots where tennis courts are and sell them.
 - i. Do not want to lose any amenities
 - ii. Is it deemed as commercial use only?
 - b. 3 lots on Mahogany Way and lot 99 on Mackintosh
 - i. Zoned as residential
 - ii. Back up to Reserve A
 - iii. Could cause issues with drainage
 - iv. Will take some work to fix first
 - c. Additional lot in Section 1 or 2
 - i. Zoned as residential
 - ii. Possibly landlocked/no access to street
2. Would gain some additional funds
 - a. Could be used some immediate issues
 - b. Would not help with items needed in the future
 3. Stop having to pay taxes on the lots
- 2) Raise LOA fees
1. Fees are insufficient to maintain amenities/infrastructure
 - a. Fees have not been increased annually so they are extremely low
 - b. Costs have increased
 2. Current by-laws only allow for 10% annual increase
 - a. Change by-laws to allow for a higher increase but still leave a cap
 - b. Need to have a plan in place BEFORE upping the fees
 3. Would help raise funds needed to fix things in the future for maintenance and replacing/redoing items
 4. Do away with rate freezing & contiguous lot ownership discounts for NEW landowners.
 5. Possibly help get people more involved.
- 3) Special Assessment
1. Would be more fairly distributed over all landowners even if rates are frozen.
 2. Fairness to commercial/multiple lot ownership?
- 4) Reduction of any other large expenses?
1. Security?
 - a. As crime increases coming into the holidays and speeding continues through the subdivision, this is a large asset to the landowners
 2. Do away with pool monitors
 - a. They are needed as they check chemicals during the day, set up, clean, set out/put away chairs, close, etc.
 - b. Costs will be reduced by 1/3 already due to Nickaburr pool not being functional.
 3. Charge for recreation ID's

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- a. Would cause a tax burden
 - b. Need to check if the funds were solely designated for amenity maintenance, if we would still incur that tax burden
- 5) Amenity Options discussed:
- 1. Completely remove and replace Nickaburr pool
 - a. Expensive
 - b. Would need to be done soon as Nickaburr is inoperable
 - 2. Remove Nickaburr and replace with a different amenity
 - a. Splashpad – both ways to deal with the water make it not feasible for Westwood.
 - i. Single use – water would continually drain into the ditches
 - ii. Recirculating – would require multiple water tests each day with reporting to the county/state.
 - b. Green space
 - c. Soccer
 - d. Play space
 - e. Football
 - f. Area for kids to play
 - 3. Completely replace Nickaburr pool/create a green space at Oak Bluff
 - 4. Upgrade Oak Bluff/create green space at Nickaburr
- 6) Other items were discussed:
- 1. The cost for repairing the tennis courts in Section 3 is \$17K plus the cost of a French drain (still getting quotes)
 - 2. Bids have been gotten for removing and replacing Nickaburr pool making it larger with a separate kiddie pool.
 - 3. Have gotten the costs for demolishing Nickaburr but need to get costs of filling, covering with sod and removing the pump house/bathrooms.
 - 4. Discussion about pool maintenance company since the current company will no longer be doing the commercial side. Getting bids is proving difficult but will also be looking at the ratings and getting references. None of the companies will take on Nickaburr pool.
 - 5. Need to set up at 3-point plan like (using the chosen topics):
 - a. Sell residential lots
 - b. Close Nickaburr/make a green space & fix tennis court
 - c. Plan to expand Oak bluff (in 5 years or so)
 - 6. Need to identify
 - a. Short term plan
 - b. Middle term plan
 - c. Long term plan
 - 7. Need a cost benefit analysis vs non-cost side ie flooding
 - 8. Residents/landowners definitely need to know what the next step is:
 - a. Put items on ballot?
 - i. Is that feasible without full details on each item?

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9. A notice to change the by-laws will get people involved but it's necessary at this point.
 10. Discussion about problems with landowners that have not paid their LOA fees.
 11. Board urged people to tell their neighbors to contact the LOA office to put their email on the list and get involved.
 12. Board clarified that all meeting notification must be sent out within 144 hours of the meeting but can be sent out earlier and more often than once.
 13. Another idea to get the word out and get participation is to frequent the businesses within Westwood and tell them.
- 7) Residents who gave input included:
1. Mike Pitadella
 2. Kristen Keyser
 3. Jenny Lee
 4. Scott Caldwell
 5. Tom Grayson
5. Treasurer made a motion to adjourn the meeting, Vice President 2nd. The motion carried. President adjourned at the meeting 8:27pm.