

**Westwood Landowners' Association  
Members' Monthly Meeting  
November 11, 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 (arrived late)

**Quorum was present, 5/5**

The President called the meeting to order at 7:36pm.

1. Board introduced themselves.
2. The Treasurer gave November financial report: \$568,692.72 in both checking & money market combined as of 10/31/2021 and \$41,701.91 in A/R. The Budget vs Actual has been updated on the website and will be updated monthly going forward.
3. President summarized Board Actions.
  - a. Have signed a contract to repair the Lotus Lane tennis & basketball courts but still need to build a trench/swale around it to prevent water from standing on the courts. During the repairs, use the pavilion on Oak Bluff for basketball and the tennis courts on Nickaburr Creek. Repairs will take a couple weeks, weather permitting.
  - b. 209 letters were sent out for several people with outstanding fees.
  - c. Contracted with an engineer firm to look over the plans from the builder for the houses near the creek area.
  - d. Have reviewed and approved some commercial applications that the Board is overseeing.
  - e. ACC application appeals Board is handling.
  - f. Contracted with a towing company for the parking lots here, at Nickaburr and Oak Bluff as there have been people parking after dusk & leaving cars unattended. There will be ways to allow for parking there if needed by contacting the office.
  - g. Many meeting minutes were approved and posted on the website.
  - h. Board voted to create a committee to do a short and long-term cost analysis for repairing/replacing the amenities like the pools, tennis courts, playgrounds, LOA properties. Look for people to help on that committee to determine the costs of all things that need to be taken care of on a short term and long-term basis. We need a cost analysis to determine what moneys are needed.
  - i. There is another meeting concerning Nickaburr pool only next Wednesday.

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4. Lotus Lane tennis courts by Member at large – contractor is requiring drainage to be installed around the courts. We have gotten some bids, but they seem rather high so still looking for additional bids. Work to begin Monday. Signage will be posted as well as a MailChimp sent out.
  - a. Question/comment –
    - 1) Owner - there are often kids with skateboards on the tennis courts, kids hanging on the basketball goals, etc. and that will probably not change once the courts are redone. Questioning what can be done.
      1. Vice president suggested locks on the gates. Member at large explained that we are looking into that while the courts are being repaired and will have some time as the courts will need to be roped off for a bit to set. The locks that are needed to be extremely costly but working on a fix for that and to stop non-Westwood residents from being able to use the courts.
      2. Even with locks, Westwood youth will have access and they are some of the ones bringing skateboards, etc.
      3. President questioned when kids were seen misusing the courts.
      4. Discussion with Officer about how to deal with criminal trespassing. The officers cannot tell people to get off the property. There needs to be a sign with a number for the officers to call and it will be up to the representative of the board to tell the officers. Once a criminal trespass warning is given, the next time the person can be taken to jail. Needs to be made a standing order with the police that if anyone is on any property causing damage,
5. Creek Area new build projects update
  - a. We have hired a firm that understands what we need and are waiting to get feedback and will go from there.
6. Water leak protocols – put off till next time for Sections 1 & 2
7. Future capital expenditures by Member-at-large
  - a. Have had 1 meeting already and having another one. Getting all the information together about all of Westwood owned properties. Mike Goza is getting all the information about the status of our infrastructure after 40 years.
8. Legal action update by Member-at-large
  - a. Member-at-large is meeting with a member of Westwood's legal counsel to go over what it would cost to go after the approximately 1% of landowners who have not paid fees and the deed restriction violations.
  - b. We are working on making sure it is cost effective as we must pay the legal fees and then get reimbursed later.
9. Constable info session on motorized vehicle operation and laws
  - a. The vehicle must have a registration which can be done easily
  - b. They can be operated on a road that is not over 35 mph so it could not be taken across 1488, Honea Egypt or on Tamina.
  - c. You must have a driver's license to be able to operate a golf cart or side by side
  - d. Can be operated daylight to dusk – even if it has headlights and turn signals
  - e. Questions by President – can a 12-year-old operate a golf cart with an adult present?
    - 1) No – the person operating the vehicle must have a driver's license or a permit.

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10. Constable spoke about loose animals – animal control does not have the resources to deal with calls immediately. Constable suggested calling each time that you have a problem.
  - a. Landowner recounted how an uncontrolled dog attacked her, knocking her down. Constable stated that the dog owners should have been cited and the dog taken to determine if it is its danger level.
  - b. President stated that an invisible fence is not considered properly restraining a dog, nor is having a dog on a leash if you are not holding it. Montgomery county has a leash law.
11. Constable spoke about deer with an arrow in it. The sheriff's office does not have the resources to take care of them. The game warden is the person that needs to be contacted; however, if a deer is not down on the ground, suffering and dying, there is not much that can be done. If someone sees a deer with an arrow or sees someone shooting them, call 911 and that would dispatch the game warden. The game warden may set up cameras to catch whoever is shooting the deer. It is illegal to shoot deer out of season and within a subdivision.
12. Speeding – it has always been an issue. Mahogany Way, Conroe Huffsmith and Tamina are the biggest problems largely in part to people cutting through the subdivision. Officers stop as many as they can.
13. Car break-ins – they are working on having officers in the area during the timeframes on the lookout. Do everything you can to be less enticing to thieves – lock vehicles, take valuables out, do not leave garages open for extended times, etc.
14. Opened for questions & comments from online and in person
  - a. Owner
    - 1) asking if people could please pick up after their dogs in the recreation area and not let them run loose.
      1. President restated that pets should not be running loose. If your dog relieves himself anywhere other than your property, be a good neighbor and make sure to clean it up.
  - b. Owner
    - 1) Question about Newsletter
      1. Vice President responded December 1. Tonight, he is writing up an informational article. If anyone has any different ideas, let him know. Will have notes and informational articles.
  - c. President responding to comments – the board has a fiduciary duty to do what is best for the LOA. It is up to the Board to seek counsel such as an account, attorney, etc. to ensure that the correct choices are made. If you have ideas to change things such as attorney, constables, etc., bring them to the Board so they can be looked at. Please come to meetings and bring ideas – we welcome and are begging for people's input. Deed restrictions cannot be changed or 'clarified' by the Board.
15. Treasurer made a motion to adjourn the meeting and the Secretary 2<sup>nd</sup>. The motion carried. The President adjourned at 8:54pm.