

Westwood Landowners' Association
Members' Monthly Meeting
January 13th, 2022, Monthly Meeting Minutes
Magnolia, TX 77354

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

Julie VanderHorst, President

Diana Maichetti, Treasurer

Toni Collins, Member-at-Large

Quorum was present, 4/4

The President called the meeting to order at 7:43pm.

- A. Board members introduced themselves.
- B. Summary of Board Actions
 - a. Working with Builder on Nickaburr Creek restructuring in section 1&2.
 - b. Attorney Actions Summary
 - 1) Builder violating deed restrictions moved to legal
 - 2) About 20 currently pending suits due to non-payment of fees
 - 3) Property sub-divided without notice – can't be sold as is – moved to legal
 - c. ACC appeal resolved with resident who won their appeal
 - d. Newly updated tennis courts now open with new signage posted
 - e. Board Hired new office staff Michelle, Assistant Manager to join current Office Manager, Jodie Cash
 - f. Board agreed to purchase Metal Stop to prevent Golf Carts from driving partially on the sidewalk near Westwood North Pool
- C. Transfer Fee & Resale Certificate Vote
 - a. Discussion pertaining to new laws & current fees
 - b. Treasurer made Motion to raise transfer fees to \$250 and resale certificate to \$275
 - 1) Secretary 2nd the motion
 - 1. Unanimous vote to approve motion
 - a. Motion passed
- D. Constables Report
 - a. Car break-ins occurring on unlocked vehicles
 - b. Constables searching for suspects from a burglary on Sunday January 9th, 2022, about 5am
 - 1) Suspect Description – 2 white males between 5'9 – 6' in Red Ford Ranger extended cab pickup truck.
 - 2) Areas of Concern: Conroe Huffsmith, Weisinger section 3, Mackintosh section 4, Weeping Willow section3
 - c. Please remind owners to not leave valuables or weapons in vehicles and lock doors
- E. LOAFAB Committee
 - a. Bill Smith made introduction and explained purpose
 - 1) To determine the condition of, do research for, and make recommendations on facilities and amenities in Westwood to the Westwood LOA Board of Directors
 - 2) Named themselves "LOAFAB" Committee which stands for Westwood LOA Facilities Advisory Board

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- b. Presentation of working document for researched plan
 - 1) Currently in Analysis Phase
 - 2) List of relevant issues & activities associated with those facilities
 - 3) Working on a schedule proposal
 - 4) Example given
 - 1. Tennis court recommendation is to resurface once every ten years
 - 5) Cost estimates in progress
 - 6) Recommendation actions including special assessments for said actions
- c. Recommendation for Nickaburr Pool
 - 1) Close for 2022 pool season
 - 2) Replace pool with bigger pool with additional kiddie pool
- d. Requested email of facilities@westwoodloa.org for owners to send suggestions of facilities that need to be fixed to the Committee
- e. Questions for LOAFAB –
 - 1) Q. Will this document be available on the website? A. Deferred to President of Board – Yes, but it is a work in progress, however, Nickaburr Pool will be the priority while waiting for the plan, schedule, and budget recommended by this document.
- F. Engineers Report on Nickaburr Creek LOA reserve C's
 - a. Ready to move forward with Engineer the board who hired claims this will make things better for surrounding residents and at no additional cost to the LOA to move Nickaburr Creek.
- G. Questions / Comments submitted during meeting
 - a. Section 4 Resident
 - 1) Discussion on Garbage trucks speeding through residential area & misplacing returned containers
 - 1. Residents can call Garbage companies and ask to slow down as well as return garbage cans to property and not in street
 - 2) New Trash Companies in area
 - 1. Website list outdated
 - a. Michelle in Office currently working on website updates
 - b. Section 3 Resident
 - 1) Can we invite those running for Primary election in March Commissioner Charlie Riley and Jennifer Eckhart to do a Q & A session for Westwood Residents
 - 1. We will contact them and call a special meeting @ the Pavilion if they agree to come
 - c. Section 3 Resident
 - 1) ACC signs – did we stop
 - 1. Yes, signs were getting costly
 - 2. Discussion about a metal building on a particular street
 - 2) Discussion on Commercial Company using sub-pump with hose up hill to ditch causing issues concerning potential mosquito control issues
 - 1. Please send email outlining what was witnessed on this to the board which will investigate

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- 3) Discussion on water company putting in well & waiting on parts to come in explaining length of time it is taking
 - d. Section 4 Resident
 - 1) Request Parking Lot curbs or stops to prevent drop off at Westwood North parking lot due to concrete drop-off; approximately 6" drop.
 - 1. On LOAFAB list to research
 - 2. Will prioritize and get bids
 - 2) Status of November Meeting Minutes
 - 1. Will check into that with office
 - e. President
 - 1) Nice to see the use of the courts being used now that repairs have taken place
- H. Treasurer motioned to adjourn
- a. Secretary 2nd motion
 - b. Unanimous vote to adjourn

President adjourned meeting at 8:42pm.