

Westwood Landowners' Association
Members' Monthly Meeting
February 10th, 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 7:47pm.

- A. Board members introduced themselves.
- B. Summary of Board Actions by President
 - a. Continuing to collect past due LOA fees and sent some to attorney.
 - b. Issued deed restriction violations
 - c. Audio and Zoom to be normal part of meetings
 - d. Parking lots are closed after dusk, vehicles will be towed after dusk unless office is notified
 - e. Newsletter returning quarterly – if anyone has ideas or suggestions submit to office
 - f. New signs posted at recently renovated Tennis Courts at Lotus Lane
 - g. Hired Assistant Office Manager, Michelle
 - h. Installed Security Cameras in and around Office
 - i. Approved Minutes
- C. Financial Report by Treasurer
 - a. End of January \$475,599.87 in bank
 - b. In Account Receivables is \$39,562.91 to include attorneys' fees on a couple of properties
- D. Constables Report
 - a. With any Motorized Vehicles including Golf Carts, Side by sides, Go-carts, four wheelers, and gas-powered motorized bikes requires operator to have a driver's license and is required and a license plate (this does not include electric motorized bikes).
 - b. Question to constables - Vehicles parked on side of road is it legal? It is not illegal to park on side of road except if parked on side of road facing against traffic which is considered illegally parked or if parked where cars are blocking traffic
- E. Update on LOAFAB Committee
 - a. Nickaburr Creek Pool, after inspection, was determined to have extensive damage with at least 3 holes at bottom of pool and rusted rebar out of the deck, which will cause the pool to be closed for Summer 2022.

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- b. Committee comprised of 5 members with at least one from each section considered options and recommends replacing Nickaburr Pool with a bigger pool as well as a small kiddie pool
- c. Committee is in the process of getting bids finalized to present to the board
- d. Question – frequently used pool? Yes
- e. Question - why not repair? Repairs needed would be temporary fix adding significant amounts to costs, replacing would extend anticipated costs of major repairs to be 10-15 years down the road and bring pool up to current codes. Replacing would also help increase and maintain property values in section 1 & 2. Also, if Nickaburr is newer and bigger, Oak Bluff pool is to eventually be de-commissioned when it starts to degrade which will reduce costs of staff, pool cleaning, chemicals, and maintenance which will save money in the future.

F. Questions / Comments Submitted During the Meeting

a. Female landowner, in person

- 1) Was business pumping water contacted and did they put up fence –
 - 1. President: yes, they were contacted, and we will check on the fence
- 2) Cleaning tiles around pool –
 - 1. President: we will investigate that
- 3) Potholes –
 - 1. President: county deals with potholes
- 4) Waterboard – what are they doing and are we paying for it?
 - 1. President: Water company working on well, they were waiting on part, now have it and finishing up
 - 2. Landowner: The waterboard has a meeting at water department this Saturday (2/12/22) at 10am

b. Male landowner, in person with private matter for executive session

G. Adjourn

a. Treasurer made motion to adjourn

- 1) Member at Large 2nd motion

Meeting adjourned by President at 8:11pm.