

Westwood Landowners' Association
Members' Quarterly Meeting
March 10, 2022, Meeting Minutes
Magnolia, TX 77354

Quarterly 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.

Board of Directors

Present: Julie VanderHorst, President

Diana Maichetti, Treasurer

Toni Collins, Member-at-Large

Quorum was present, 3/3

The quarterly members' meeting is a time for members of the WWLOA to come before the Board of Directors and bring up any concerns or topics that they want to discuss.

Call to Order: President called the meeting to order at 7:34pm.

1. The Board introduced themselves.
2. President announced the Secretary has moved and is no longer on the board of directors.
3. Zoom Caller Questions
 - a. A. Underwood – Do we know why there was counting of cars on Conroe Huffsmith & Weisinger?
 - 1) President – We can only guess it was because of traffic backup, the constables don't have an answer for us on that yet.
4. In Person Questions
 - a. G. Haddad – Landowner of 5 lots in Westwood 4, looking to sell
 - 1) Would like to know, if decided to build, if allowed to cross property line with one building like other lots
 1. Treasurer - Other lots can be different sizes or they combined the lots
 2. Resident – Can't build on lot lines
 3. President – it doesn't become one LOA billed lot, the lot remains as 2 LOA billed lots, but as long as structure remains the lots cannot be sold separately (thus considered combined)
 4. Member at Large – Deed restrictions don't allow to build across without consent of the board, an ACC application must be turned in and we tell you what the issues are if there are any, but it must go through the process.
 5. Treasurer – If the driveway crosses a build line in the 3rd lot, they must all 3 be combined (not sold separately).
 - 2) Can the potential owner fill out an ACC application? What is the process?
 1. President –
 - a. No, only an owner can submit an ACC application
 - b. The process in this case is:
 - I. Current Owner submits complete application to the ACC
 - II. It will get either approved or denied

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- III. If it gets approved and then sold, the new owner must submit a new ACC application, but it must be the exact same plans with no changes or it could be subject to denial.
 - IV. The ACC has 30 days to make a decision; currently the ACC meets twice a month on the 1st and 3rd Thursdays of each month.
- b. K. Forbes – Resident Owner
- 1) Officers are currently addressing something at the tennis court parking lot at this moment
 - 1. President – we now have camera surveillance for that area, we are glad they are taking care of it
 - 2) There is lots of police activity in section 3 on Teakwood, do we know anything about it?
 - 1. Treasurer – There were 2 separate delivery services that got into an argument that escalated
 - 2. President – we can ask the constables if they have any further information
5. Zoom Caller Comment
- a. M. Lounsberry –
 - 1) Concerning the Cameras – is there posting of signs that there are cameras? A few shady cars have been seen so a visible “you’re on camera” sign would be a good deterrent.
 - 1. Member at Large – We will make sure more of those go up
 - 2) Graffiti on kids tubes at Lotus Park
 - 1. Treasurer – we can get some magic erasers
6. President asks about situations
- a. Asks a Resident about a Water situation -
 - 1) K Forbes - Believe there was a water leak by the tank because the drainage ditch stays full or its because they are having to release water from drilling the well
 - 2) K Forbes - Neighbors septic sprinkler is pointed toward easement and resident back yard. It is coming over an 8ft fence spraying yard and pet; and it smells.
 - 1. Treasurer – a property owner can call Environmental Health Services at the county at 936-539-7839 to report any major health hazards like that
 - b. Asks constable about delivery driver dispute that escalated and siren activity
 - 1) Constable –
 - 1. We really don’t know about the dispute
 - 2. As far as other sirens when EMS gets a medical call it may not show up on constable screens unless they need law enforcement
7. In Person Comment
- a. M. Pitadella
 - 1) The improvements on the website are nice but noticed the “stay informed” section is missing.
 - 1. President – it is our understanding that much of the relevant information has been moved to other sections of the website, but we will check into it
8. Treasurer made a motion to adjourn the meeting. Member at Large 2nd. The motion carried. President adjourned the meeting at 8:20pm.