

**Westwood Landowners' Association
Members' Quarterly Meeting
September 9, 2021, 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: Cheryl Hailes, Secretary

Diana Maichetti, Treasurer

Toni Collins, Member-at-Large

Absent: Julie VanderHorst, President

Paul Wethington, Vice-President

Quorum was present, 3/5

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.

The Treasurer announced there was not a quorum but opened to see if there was anyone with questions. (Toni arrived at 41 min in) called the meeting to order at 8:12pm.

1. The Treasurer announced that there was not a quorum with only 2 members present but the Member-at-Large was on the way so opened to see if anyone had any questions at 7:43pm
2. Ladana – question about house on Conroe Huffsmith/Mahogany Way being a senior living facility.
 - a. Will be a senior living facility if they get all their paperwork inline. Regarding it being a business, senior living facilities are covered under Texas Property code. They cannot be denied but there cannot be another facility within ½ mile within the same neighborhood. Laws trump deed restrictions. There are restrictions on it regarding number of beds allowed, no modifications can be made to make it look like a business and others.
3. Skowron – concern about retention pond being built behind property and that Teakwood would flood due to the way it was built.
 - a. Discussion about who is responsible for the ditches and what can be done. This property is outside of Westwood, so a suggestion was made to speak at Montgomery County Commissioners court to ask about make inquiries about the retention pond.
4. The Treasurer called the meeting to order officially at 8:12pm upon arrival of the Member-at-Large.
5. Member-at-Large mentioned the tennis courts:
 - a. Current bid for Lotus is being tweaked a little before entering a contract. Getting a price for the poles that hold the nets from another contractor, but we have time as work will not be able to begin in until at least the end of October. Cost is around \$17,000 and will include both tennis courts at Lotus, the basketball courts and pickleball lines.

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6. Amanda Underwood – Can we have lawn guys trim tree at Lotus and Westwood North due to decreased visibility? Tree is on county property so will need to contact them.
7. Mike Pitadella – asked for an update of the newsletters that the VP had mentioned when running for office.
 - a. Board explained that the ads that he wanted could not have income due to tax ramifications.
 - b. Amanda Underwood offered to help with the newsletter in an electronic format. The old newsletter was created in Publisher and posted to the web site.
 - c. Mike Pitadella explained the previous procedure of creating the newsletters in Publisher and then posting them on the website. Mailchimp was used to send out an informational email letting the residents know when the newsletter was ready.
8. Treasurer asked if there were any additional comments or questions. No one else had any other items to discuss. Treasurer made a motion to adjourn the meeting; Member-at-Large 2nd. The motion carried. Treasurer adjourned at the meeting 8:38pm.