

Westwood Landowners' Association
Members' Monthly Meeting
April 14th, 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:

Julie VanderHorst, President

Diana Maichetti, Treasurer

Toni Collins, Member-at-Large

Quorum was present, 3/3

The President called the meeting to order at 7:47pm.

- A. Board members introduced themselves.
- B. Summary of Board Actions
 - a. Approved Minutes from March Quarterly Meeting
 - b. Website updating still in progress
 - c. Authorized installation of pole to install at park for camera replacement
 - d. Approved roof replacement for Westwood North at Lotus pool house
- C. Financial Report by Treasurer
 - a. \$409,820.63 total in checking and money market accounts
 - b. \$40,639.13 Accounts Receivable
- D. Discuss and consider raising maintenance fees
 - a. President discussed raising maintenance fees by 10% beginning 2022-2023 to the amount of \$227.91
 - 1) For financial hardships please contact the office and sign a payment plan
 - b. Treasurer made a motion to approve raising fees by 10% to \$227.91
 - 1) Member-at-large 2nd the motion
 - 2) Unanimous vote to approve the motion
 - 1. Motion passed
- E. Discuss and consider convenience fee for payments by card
 - a. Discussion of 2% for payments made by credit card
 - b. Treasurer made a motion to approve charging 2% for a convenience fee for payments made by credit card
 - 1) Member-at-Large 2nd the motion
 - 2) Unanimous vote to approve the motion
 - 1. Motion passed
- F. Discuss and consider Nickaburr Pool & Costs
 - a. LOA's attorney advised to get a Reserve Study in addition to the LOAFAB committee
 - 1) Bids around \$4K
 - 2) Will sync with LOAFAB committee so they can use the information to prioritize projects and made recommendations to the board
 - b. Discussion concerning
 - 1) Current maintenance costs of upkeep and liabilities

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- 2) Beginning demolition work – whether a decision to move forward or a decision to go another direction demolition work will need to get done to reduce liabilities and maintenance costs
- 3) Discussion on fill dirt while waiting on financial survey / reserve study results to determine the best outcome for Nickaburr pool future
- c. Costs for other pool area Westwood North at Lotus Roof Replacement
 - 1) Bids came in around \$2800 & work approved and summarized in board actions
- G. Employees / Pool Monitors 2022
 - a. Dates for Interviews & Orientation for Pool Monitors
 - 1) Interviews – Saturday, April 30th 10am-2pm
 - 1. Pool Manager Mike, Assistant Pool Manager Michelle, Board Member Julie
 - 2. to hire 12 pool monitors
 - 2) Orientation / Training – Saturday, May 14th
 - 1. Pool Manager Mike, Assistant Pool Manager Michelle, Board Member Julie
 - b. Pay rates for pool monitors
 - 1) Last year pay rate at \$9/hour
 - 2) Discussion on raising payrate for pool monitors
 - c. Unpaid/ Volunteer for ACC committee
 - 1) C. Chapman volunteer for ACC board
 - 2) ACC committee currently meets 1st and 3rd Thursdays of each month in the mornings
 - d. Employees in office
 - 1) Dealing with landowners
 - 1. Landowner expressed concern about employee behavior of “yelling”
 - 2. President mentioned office has experienced landowners coming into the office already upset and established that yelling in either direction is inappropriate
 - 3. Cameras also installed in office to curtail this behavior toward and of employees
 - 4. Employees subject to confidentiality and may not be able to give answers landowner is wanting
 - 5. Landowner brought up complaint about a specific resident that has a “disgusting eyesore” in the community on Box Elder
 - a. Member-at-Large discussed this complaint is with our legal team and any member can personally sue that resident, however, as a LOA – we would need to prove a breach of covenant on a prior judgement to keep it cleaned up
- H. Pool tags & ID for 2022
 - a. Pool Season Pool & recreation rules
 - 1) Form being reviewed by the board and will be ready and on website by the date we are starting ID's
 - 2) Cannot get into pool areas
 - 1. without a valid Recreation ID card
 - 2. if past due on fees
 - 3. including if past due on payment plan agreements

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- b. Dates for IDs
 - 1) President announced we will begin issuing new Green Recreation ID cards with completed applications on Monday April 18th, 2022
- I. Damage to golf cart barrier
 - a. "Golf Cart Guy" pictures posted on social media to find culprit
 - b. Signs will be considered
 - 1) No Motorized vehicles in areas other than paved parking areas
- J. Legal Action Update
 - a. 12 petitions currently in progress
- K. Constables Report
 - a. Traffic getting heavier in last 2-3 weeks
 - 1) TXDOT changed traffic pattern cycle at Honea Egypt & 1488
 - 1. This has been backing up traffic on Honea Egypt and within the neighborhood from "cut-through" traffic
 - b. Landowner asked Officer Janie about requesting additional monitoring through precinct 5 website for speeding on Nickaburr creek
- L. Questions / Comments submitted during meeting
 - a. Q. Bergeron
 - 1) Has personal matter to discuss with board after meeting
 - b. A. Chapman & C. Chapman
 - 1) First question covered question earlier
 - c. D. Rose
 - 1) Covered first question earlier
 - 2) Asked about Box Elder Complaint
 - 1. Board responded LOA is keeping an eye on that situation and dealing with it through legal but would need those willing to testify
 - a. P. Madrid volunteered to testify
 - d. A. Chapman
 - 1) Where are the bylaws on the website?
 - 1. President – Bylaws on the website are under Community Info tab under Westwood Documents and Forms
 - e. M. Pitadella
 - 1) All versions should be available on the website
- M. Treasurer motioned to adjourn
 - a. Member-at-Large 2nd motion
 - b. Unanimous vote to adjourn

President adjourned meeting at 9:11pm.