

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
June 14, 2022
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 10:02 am. Those present are as follows
Baldemar Garza, Betty Stewart and Jackie Yack; Representing Sterling ASI is Community Manager Kari Lemoine and Doug McGee.

Absent: Enrique Herver

MEETING AGENDA

The Agenda was reviewed by the Board. Mr. Garza motioned to approve and Ms. Stewart second the vote and all were in favor.

MEETING MINUTES

The Board reviewed the meeting minutes from the previous meeting. Mr. Garza made a motion to accept with a second from Mrs. Yack and all were in favor.

SWIM HOUSTON

Swim Houston was present as the Board requested. The board had concerns about the lifeguard activity and work not being completed. Baldemar submitted a list of concerns to the pool company to rectify with the lifeguards. There will be a chain of command with the board submitting any concerns over to Evan Moreno of Swim Houston so that he can relay properly to the on-site guards. The board agreed that during safety break there would be no swimmers.

FINANCIALS

Kari Lemoine from Sterling went over the May 2022 financials.

HOMEOWNER FORUM

There were 2 homeowners in attendance.

Resident wanted to know what could be done about a home having excessive cars.

NEW BUSINESS

There was an updated bid from A Fuller Electric for the 5 RAB lights. Baldemar made a motion to approve, Betty seconded the motion and all approved.

Baldemar spoke about the pool party and that it was a huge success and would like to have an end of summer party.

Baldemar requested a \$100 budget for pool items during the season, Betty approved and Jackie seconded.

A motion was made, seconded and passed unanimously to move into executive session at 11:55 p.m.

**EXECUTIVE SESSION SUMMARY, INITIATION OF FORECLOSURE & ENFORCEMENT ACTIONS,
APPEALS FROM DENIAL OF ARCHITECTURAL APPROVAL & SUSPENSION OF OWNERS RIGHTS**

- The delinquencies and attorney status report were reviewed.

With no further business to come before the board the executive session was adjourned at 12:49pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Kari Lemoine-Property Manager
