

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
October 11, 2022
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:01pm. Those present are as follows Baldemar Garza, Betty Stewart, and Gina Quizon. Representing Sterling ASI is Community Manager Doug McGee.

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. Stewart and all were in favor.

FINANCIALS

Doug McGee from Sterling went over the September 2022 financials.

HOMEOWNER FORUM

NEW BUSINESS

A motion was made, seconded, and carried to appoint Esteban Lopez to the TWCI Board of Directors.

A motion was made, seconded, and carried to proceed with internet set-up at James West Community Center with Comcast/Xfinity. A POE switch, access point, and cables are approved purchases.

Managing agent will set appointment and have Prepared Publications come out and meet with Board to set-up new website for TWCI once internet is connected.

Board member G. Quizon will lead efforts on a Halloween 2023 event on Saturday, October 28th from 6pm to 8 pm.

A motion was made, seconded, and carried to approve the proposal from Swim Houston for the 2023 Pool Season.

The 2023 Budget was discussed and reviewed. A motion was made, seconded, and carried to approve the 2023 Budget.

Community activities performed since last meeting were reviewed.

Christmas decorating contest was discussed. Board will judge on 12/16/2022 at 6:30pm. A motion was made, seconded, and carried to get 6 gift cards as prizes. 1st prize will be \$150. 2nd Prize will be \$100. 3rd Prize will be \$50. There will be three honorable mentions with a gift card of \$25 for each.

A motion was made, seconded and passed unanimously to move into executive session.

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.
- A motion was made, seconded, and carried to remove E. Herver from the TWCI Board of Directors.

With no further business to come before the board the executive session was adjourned at 8:20pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Doug McGee-Property Manager
