

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
February 10, 2026
Townwest CIA Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:00 p.m. Those present are as follows: Joann Frizzle, and Esteban Lopez, George Felder, and Liliana Gamba. Representing Sterling ASI is Community Manager Cathy Hooper

MEETING AGENDA

The Board reviewed the agenda. L. Gamba motioned to approve, J. Frizzle seconded the vote, and all were in favor.

MEETING MINUTES

The Board reviewed the January 13, 2026 meeting minutes. L. Gamba made a motion to accept with one revision, with a second from E. Lopez, all in favor, motion passed.

FINANCIALS

Cathy Hooper, from Sterling, went over the January 2026 financials.

HOMEOWNER FORUM

Two homeowners were present.

NEW BUSINESS

Vacant Board Position: A motion was made, seconded, and approved with one Nay to appoint Mr. Dan Malone to the Board of Directors.

The tree removal in the park was discussed. The contract was awarded to Pete's Landscaping.

Website- Ms. Dudley reported on the changes made to the community website.

A motion was made, seconded, and approved to accept a 5-month payment plan but not to waive any of the legal fees on account 266170.

Next meeting will be on March 13, 2026

Adjourn open session at 7:13 p.m.

EXECUTIVE SESSION- called to order at 7:15

- The delinquencies and attorney status reports were in the meeting packet for review.
- The compliance report was in the meeting packet for board review.

With no further business to come before the board the executive session was adjourned at 7:51 PM. No homeowners were waiting for a summary of the executive session.