

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNEWEST SECTION 5 & 6  
July 8, 2025  
Townwest CIA Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:06 p.m. Those present are as follows: Betty Stewart, George Felder, Ana Orellana, Joann Frizzel, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

**MEETING AGENDA**

The Board reviewed the agenda. E. Lopez motioned to approve, G. Felder seconded the vote, and all were in favor.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. E. Lopez made a motion to accept without revisions with a second from G. Felder and all were in favor.

**FINANCIALS**

Cathy Hooper, from Sterling, went over the June 2025 financials.

**HOMEOWNER FORUM**

No homeowners were present.

**NEW BUSINESS**

A motion was made, seconded, and approved unanimously to donate the old garage doors to G. Felder.

A motion was made, seconded, and approved unanimously to accept the quote from West Gulf Container in the amount of \$3,297.94 for the storage container and delivery.

A motion was made, seconded, and approved unanimously to participate in the MUD #2 tree trimming program.

A motion was made, seconded, and approved unanimously to take the books in the storage room to Half Price Books.

A motion was made, seconded, and approved unanimously to purchase 6 new signs for the community HOA

meetings.

A motion was made, seconded, and approved unanimously to purchase 30 new chairs and 3 round tables for the community center.

A motion was made, seconded, and approved unanimously to purchase 3 white pool area shades.

A motion was made, seconded, and approved to purchase 2 blue and white umbrellas for the pool.

Next meeting will be on August 12, 2025

*A motion was made, seconded, and passed unanimously to move into executive session at 6:55 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 reports were reviewed.

- The Board reviewed compliance issues and directed the managing agent on how to proceed
- With no further business to come before the board the executive session was adjourned at 6:57 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager