

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST 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