

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNWEST SECTION 5 & 6**

**July 22, 2024  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:01 p.m. Those present are as follows Betty Stewart, George Felder, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

**MEETING AGENDA**

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

**MEETING MINUTES**

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

**FINANCIALS**

Cathy Hooper, from Sterling, went over the June 2024 financials.

**HOMEOWNER FORUM**

One homeowner was present to speak on the MUD meeting and other MUD business.

**NEW BUSINESS**

The Board discussed the community building insulation and roof repair. They are still accepting bids on the insulation installation.

The Board discussed the community building exterior paints. It was agreed that the main color will be Cadet Grey with a Bright White Semi-Gloss trim.

The Board discussed the 2024 annual meeting and it was agreed that there will be pizza ordered from Sam's.

The Board discussed Hurricane Beryl damage and cleanup. Manager Hooper will contact the Association's insurance to file a claim on the damage.

Next meeting will be on August 13, 2024

*A motion was made, seconded and passed unanimously to move into executive session at 7:40 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 7:33 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager