

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

**October 14, 2025
Townewest CIA Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:11 p.m. Those present are as follows: George Felder, 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 J. Frizzel and all were in favor.

FINANCIALS

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

HOMEOWNER FORUM

Two homeowners were present, and the deed restriction process was discussed. A homeowner brought paint color suggestions to the Board for consideration in ACC guidelines.

NEW BUSINESS

A motion was made, seconded, and approved to move account 265956 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to raise the 2026 assessments by 5%. The rate will be \$351.75.

The Board discussed what could be done with the number of inoperable vehicles parked on the street. Director Dudley from the MUD Board advised that we can email the patrol with pictures of the front, back, and inspection sticker of the vehicle, and they will go out and check it.

Next meeting will be on November 11, 2025

A motion was made, seconded, and passed unanimously to move into executive session at 7:55 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 6:50 PM. No homeowners were waiting for a summary of the executive session.

Cathy Hooper -Property Manager