

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
January 13, 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. E. Lopez motioned to approve, J. Frizzle seconded the vote, and all were in favor.

MEETING MINUTES

The Board reviewed the December 9, 2025 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 December 2025 financials.

HOMEOWNER FORUM

Two homeowners were present.

NEW BUSINESS

2026 Budget. The Board discussed the 2026 proposed budget. L. Gamba made a motion to approve the 2026 budget as presented with a 2nd from J. Frizzle, all in favor, motion passed.

The tree removal in the park was discussed. It was determined that they will give until Friday to get all bids in and will make a decision by Monday.

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

Bank Signatures- L. Gamba made a motion to move from 3 signatures on all checks to 2 with a 2nd made by E.Lopez, all in favor, motion passed.

Vacant Board Position: The vacant Board position was discussed. It was determined that the Board will wait until one candidate has recovered from the flu and will have an interview with him. One homeowner was present who wanted to be considered for the Board. The Board interviewed her at the meeting.

2024 Audit: The 2024 audit was discussed. Community Manager advised that, due to money constraints, it would be better to start with one year. L. Gamba made a motion to accept the bid from Nagesh & Associates, PLLC to perform the 2024 audit with a 2nd made by G. Felder, all in favor, motion passed.

Next meeting will be on February 13, 2026

Adjourn open session at 7:51 p.m.

EXECUTIVE SESSION- called to order at 7:55

- 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 8:00 PM. No homeowners were waiting for a summary of the executive session.