

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

**September 9, 2025  
Townewest 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: 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. J. Frizzel 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 August 2025 financials.

**HOMEOWNER FORUM**

One homeowner was present and brought up concerns regarding deed restriction violations and volunteered to help the Board with upcoming projects.

**NEW BUSINESS**

A motion was made, seconded, and approved to send account 285602 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 266381 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 281789 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 294913 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 293098 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 363830 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 306288 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 266239 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 266242 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 266270 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to send account 266235 to the attorney for a deed restriction violation.

Next meeting will be on September 9, 2025

*A motion was made, seconded, and passed unanimously to move into executive session at 6:50 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