

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
March 10, 2026
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: Joann Frizzle, Dan Malone, and Liliana Gamba. Representing Sterling ASI is Community Manager Cathy Hooper

MEETING AGENDA

The Board reviewed the agenda. L. Gamba motioned to approve, J. Frizzle seconded the vote, and all were in favor.

MEETING MINUTES

The Board reviewed the February 10, 2026 meeting minutes. L. Gamba made a motion to accept as presented, with a second from D. Malone, all in favor, motion passed.

FINANCIALS

Cathy Hooper, from Sterling, went over the February 2026 financials.

HOMEOWNER FORUM

Two homeowners were present.

NEW BUSINESS

A motion was made, seconded, and approved to determine what is needed from the fire marshal to become compliant to rent the clubhouse out.

A motion was made, seconded, and approved to approve the estimate provided by Polsgrove Plumbing to repair the leak at the pool house spigot.

A motion was made, seconded, and approved to approve the estimate provided by Pete's Landscape to repair the backflow valves.

A motion was made, seconded, and approved to accept the estimate provided by All Pro Exterminators for pest control in the community center and the pool house restrooms.

A motion was made, seconded, and approved to accept the estimate provided by TXP Dumpster and to have the dumpster delivered on April 1, 2026.

A motion was made, seconded, and approved to move to foreclosure on account 266357.

A motion was made, seconded, and approved to move to foreclosure on account 265924.

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

Next meeting will be on March 13, 2026

Adjourn open session at 7:13 p.m.

EXECUTIVE SESSION- called to order at 7:15

- 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 7:41 PM. No homeowners were waiting for a summary of the executive session.