

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

**January 14, 2025
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:03 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 Board reviewed the agenda. B.Stewart 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 G. Felder and all were in favor.

FINANCIALS

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

HOMEOWNER FORUM

Two homeowners were present.

NEW BUSINESS

A motion was made, seconded, and unanimously approved to move account 266304 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved unanimously to move account 266232 to the attorney for a deed restriction violation.

The Board discussed upcoming plans to remodel the long room and bathrooms in the community center.

The Board discussed upcoming 2025 community functions.

The Board discussed the possibility of becoming tax-exempt.

Next meeting will be on February 11, 2025

A motion was made, seconded, and passed unanimously to move into executive session at 6:45 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 6:58 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager