

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

August 12, 2025

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: George Felder, Ana Orellana, 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 July 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

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