

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

**June 26, 2024
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:16 p.m. Those present are as follows Betty Stewart, George Felder, and Esteban Lopez, Gina Quizon. Representing Sterling ASI is Community Manager Cathy Hooper.

MEETING AGENDA

The agenda was reviewed by the Board. E. Lopez motioned to approve and B. Stewart 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 May 2024 financials.

HOMEOWNER FORUM

No homeowners were present.

NEW BUSINESS

- A motion was made, seconded, and approved unanimously to auction one property at foreclosure sale.
- A motion was made, seconded, and approved unanimously to file suit on 7 properties for various deed restrictions.
- The maintenance of the Little Libraries was discussed. G. Felder said he would take responsibility for the maintenance.
- The 2024 annual meeting was discussed. A motion was made, seconded, and approved unanimously to move the 2024 annual meeting to September 10, 2024.

Next meeting will be on July 9, 2024

A motion was made, seconded and passed unanimously to move into executive session at 7:40 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 8:00 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager