

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

**May 12, 2025  
Townewest CIA 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, Ana Orellana, Joann Frizzle, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

**MEETING AGENDA**

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

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. E. Lopez made a motion to accept without revisions with a second from J. Frizzle and all were in favor.

**FINANCIALS**

Cathy Hooper, from Sterling, went over the April 2025 financials.

**HOMEOWNER FORUM**

No homeowners were present.

**NEW BUSINESS**

A motion was made, seconded, and approved to accept the estimate from GHPM for \$7,014.57 to repair sand filters.

A motion was made, seconded, and approved to approve the estimate form ZG Concrete Solutions for the concrete pad for the storage building for \$ 3,745.00.

A motion was made, seconded, and approved to approve the bid from Houston Epoxy Installers for the epoxy floor installation.

Next meeting will be on June 10, 2025

*A motion was made, seconded, and passed unanimously to move into executive session at 7:13 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 7:23 PM. There

were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager