

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNEWEST SECTION 5 & 6
May 12, 2025
Townwest 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 from 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