

Townewest Community Improvement Association
Annual Homeowners Minutes
June 12, 2018

Due notice of meeting and a quorum established, Vice-President Deyla Robles called the meeting to order at 7:10 P.M. The meeting was conducted at the James West Community Center located at 14023 West Bellfort, Sugar Land, TX 77498. It was announced that Deyla Robles will be acting Secretary for the meeting in Arne Danove's absence.

In attendance were Angela Connell, Micki Sears, Carrie Austin and April Pitarra, representatives of MASC Austin Properties, Inc.

Introduction of current Board of Directors was given by MASC Austin Properties, Inc, Angela Connell. Board of Directors in attendance included Deyla Robles, Jackie Yack, Anthony Duran and Dominga Mejia.

Reading of the minutes of the 2017 Annual Homeowners Meeting were waived.

Deyla Robles and Angela Connell presented the financial report stating the association held \$269,555.02 in the accounts as of December 31, 2017 with a collection percentage of 90.48% of the 2017 assessments, \$321,248.60 in the accounts as of May 31, 2018 with a collection percentage of 86.45% of the 2017 assessments. Also reported was the increase in total accounts receivables, \$70,335.43 as of 12/31/16 to \$84,970.24 as of 12/31/2017. The 2018 budget was presented to all in attendance. The owner occupancy percentage is currently at 69%.

Deyla Robles and Angela Connell further reported on the 2017-18 accomplishments which included pool improvements (Power wash deck, bathroom repairs, new chairs), meeting room air conditioning repair, mulch added to playgrounds, new swings, tree trimmed over playground, and community events. The 2018-19 goals include continued community events, fire station rehab.

Election of Directors was then conducted. The following nominations were made: Deyla Robles, Anthony Duran, John Cekar, Dan Malone, Liliana Gamba, Jason McKinney and Cesar Lopez. Each candidate was given an opportunity to speak to the owners present. After tabulation of the votes, Angela Connell announced the new Board of Directors included Deyla Robles, John Cekar and Cesar Lopez.

An owner forum was held with items discussed relating to the association, pool bathrooms, landscaping, Firestation, and deed restriction enforcement.

Being no further business, the meeting was adjourned by Deyla Robles at 8:40 P.M.

Date: July 10, 2018

Submitted by: April Pitarra, Agent

Approved by: Deyla Robles, President

Jackie Yack Treasurer Secretary

**Townwest Community Improvement Association, Inc.
Board of Directors Meeting Minutes- June 12, 2018**

In attendance:

Board Members		Management		Guests	
X	Deyla Robles- President	X	April Pitarra		
X	John Cekar, Vice-President	X	Angela Connell		
X	Cesar Lopez- Secretary				
X	Jackie Yack- Treasurer				
X	Dominga Mejia – At Large				

(Please check mark to the left of individuals who are present)

Call Meeting to Order:

Due notice of meeting and quorum established, Open Forum was called to order by President, Deyla Robles at 9:00 P.M. The meeting was conducted at the James West Community Center located at 14023 West Bellfort, Sugar Land, TX 77498.

Call Business Meeting to Order

- a. Election of Officers was conducted as follows; President– Deyla Robles, Vice-President John Cekar, Secretary – Cesar Lopez, Treasurer – Jackie Yack, At Large – Dominga Mejia.
- b. The Board presented API with a management cancellation notice effective October 31, 2018.

Treasurer’s Report -

- a. Signature Card Update – The Board updated all signature cards for the accounts held at Newfirst Bank.
- b. Check Signing Policy – No changes were made to check signing procedures. The Board will be available to sign checks due on the first of each month with all other checks brought to the meeting for signature.

Set Date, Time and Agenda of Next Meeting / Adjournment

The next Board of Director’s Meeting is scheduled for Tuesday, July 10, 2018 at 7:00 P. M. located at the James West Community Center at 14023 West Bellfort, Sugar Land, TX 77498.

Being no further business, the meeting was adjourned by the President, Deyla Robles at 9:15 P. M.

Date: July 10, 2018

Deyla Robles, President

Jackie Yack, Secretary

April Pitarra, Management