

**Townwest Community Improvement Association, Inc.
Board of Directors Meeting Minutes- July 11, 2017**

In attendance:

Board Members		Management		Guests	
X	Anthony Duran, President	X	April Pitarra		
X	Deyla Robles, Vice-President	X	Angela Connell		
X	Arne Danove, Secretary				
X	Maria Llanas, Treasurer				
	Mario Maciel, Member 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, Anthony Duran at 7:01 P.M. The meeting was conducted at the James West Community Center located at 14023 West Bellfort, Sugar Land, TX 77498.

Call Open Forum to Order

None Present

Call Business Meeting to Order

Actions Between Meetings

None.

Approve Minutes of Previous Meeting

The Board approved the April 11, 2017 minutes as written
 The Board approved the May 9, 2017 minutes as written
 The Board approved the June 13, 2017 minutes as written

Committee Reports

- a. Nominating Committee- The nominating committee named Officers, Anthony Duran as president, Deyla Robles Vice president, Arne Danove as Secretary, Maria Llanas appointed as Treasurer, and Mario Maciel as Member at Large
- b. Architectural Control Committee- There were a few ACC that came through for fencing and roofs
- c. Helping Hands Committee- No report.
- d. Welcoming Committee- Three (3) new homeowner changes were provided by API.
- e. Newsletter/Website Committee- Deyla reported she is working on the newsletters and that the website is working well for now
- f. Center Committee- There will be no new projects at the community center for the remainder of 2017.
- g. Lights/Signs Committee- Arne Danove reported all streetlights were working.
- h. Playground/Park/Pool Committee- Any work at the Park has been postponed until further notice.

Treasurer's Report -

- a. Cash Balance – API reported total cash balances were \$255,165.10 as of 6/30/2017.
- b. Delinquencies – API reported approximately 91.42 % of the 2017 assessment had been collected as of 6/30/2017.
- c. Financial Reports- No report.

Management Report –

- a. Correspondence received by Association, Directors, Management – No report.
- b. Association Business and Operations – No report.
- c. Landscape Report- No report.
- d. Pool Report – The pool drained to almost half way it was caused by the Piston breaking inside one of the pumps, this has been corrected by Pools by Dallas
- e. Park Report- The Board requested that signs for the park and pool are ordered stating that it is for Townwest CIA residents only.
- f. Common Area Maintenance Report- No Report.
- g. Community Center Report- No report.
- h. Newsletter Report- No report.
- i. Website Report- No Report.
- j. Community Sponsored Events- The Board agreed to do a National Night Out and will let API know at a later date of the time and date of the event.

Executive Session

Reconvene in Open Session and Report on Actions Approved During Executive Session

Collections-

- 1. Enforcement Action- No action.
- 2. Owner Requests- None

Deed Restriction Report-

- 1. Enforcement Action- No action.
- 2. Owner Requests- None.

Set Date, Time and Agenda of Next Meeting / Adjournment

The next Board of Director's Meeting is scheduled for Tuesday, August 8, 2017 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, Anthony Duran at 8:10 P. M.

Date: 08/08/2017
Anthony Duran, President
Michelle Anderson, Secretary
April Pittman, Management