

Townewest Community Improvement Association
Annual Homeowners Minutes
June 13, 2017

Due notice of meeting and a quorum established, Vice-President Deyla Robles called the meeting to order at 7:00 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, 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, Mario Maciel and Dan Malone.

Reading of the minutes of the 2016 Annual Homeowners Meeting were waived.

Deyla Robles and Angela Connell presented the financial report stating the association held \$255,280.41 in the accounts as of December 31, 2016 with a collection percentage of 94.98% of the 2016 assessments, \$261,988.81 in the accounts as of May 31, 2017 with a collection percentage of 90.48% of the 2017 assessments. Also reported was the reduction in total accounts receivables, \$92,452.25 as of 12/31/15 to \$70,335.43 as of 12/31/2016. The 2017 budget was presented to all in attendance. The owner occupancy percentage is currently at 69%.

Deyla Robles and Angela Connell further reported on the 2016 -17 accomplishments which included pool improvements (re-plaster, tile and coping replacement, pump/filter replacement), dead tree removal at the park, and community events. The 2017-18 goals include continued community events, fire station rehab, and playground repair and mulch installation.

Election of Directors was then conducted. The following nominations were made: Dan Malone, Arne Danove, Maria Llanas and Jackie Bush. 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 Arne Danove and Maria Llanas.

An owner forum was held with items discussed relating to the association website, pool improvements, pool usage, landscaping, patrol presence in the community, sidewalk maintenance, water drainage in the park, and deed restriction enforcement.

Being no further business, the meeting was adjourned by Deyla Robles at 9:00 P.M.

Date: July 11, 2017

Submitted by: April Pitarra, Agent

Approved by: Deyla Robles, President

Arne Danove, Secretary

**TOWNEWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
NOMINATING COMMITTEE REPORT TO BOARD OF DIRECTORS
ANNUAL MEETING ELECTION
JUNE 14, 2016**

We the undersigned being the Nominating Committee of Townewest Community Improvement Association, Inc. hereby make the following nominations for the Board of Directors Election scheduled on June 14, 2016.

1. Carolyn Harris
2. Daria Taylor
3. Anthony Duran
4. Deyla Robles
5. Mario Maciel

Committee Chairman: _____

Anthony Duran

Committee Members: _____

Date: MAY 10 , 2016

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June 14, 2016

Due notice of meeting and a quorum established, President Carolyn Harris called the meeting to order at 7:00 P.M. The meeting was conducted at the James West Community Center located at 14023 West Bellfort, Sugar Land, TX 77498.

In attendance were Angela Connell, Micki Sears, and Jonathan Rivera, representatives of MASC Austin Properties, Inc.

Introduction of current Board of Directors was given by Board President, Carolyn Harris. Board of Directors in attendance included Carolyn Harris, Daria Taylor, and Dan Malone.

Reading of the minutes of the 2015 Annual Homeowners Meeting were waived.

Carolyn Harris gave a Presidents Report and informed the homeowner's present of the past community activities. Dan Malone gave a brief presentation regarding the Architectural Control Committee. Daria Taylor presented information regarding the Helping Hands Committee and the Welcome Committee.

Jonathan Rivera presented the financial report stating the association held \$177,761.91 in the accounts as of December 31, 2015 with a collection percentage of 93.32% of the 2015 assessments.

Election of Directors was then conducted. The following nominations were made: Anthony Duran, Deyla Robles, Mario Maciel, and Lisa Dudley. Each candidate was given an opportunity to speak to the owners present. After tabulation of the votes, Carolyn Harris announced the new Board of Directors included Anthony Duran with 154 votes, Mario Maciel with 152 votes and Deyla Robles with 158 votes..

Being no further business, the meeting was adjourned by Carolyn Harris at 8:15 P.M.

Date: 7/12/16

Submitted by: [Signature], Agent

Approved by: E. A. Duran, President

[Signature], Secretary