

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNWEST SECTION 5 & 6  
April 19, 2022  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 10:03 am. Those present are as follows  
Baldemar Garza, Enrique Herver and Jackie Yack; Representing Sterling ASI is Community Manager Kari Lemoine and Amy Duran.  
Absent: Betty Stewart

**MEETING AGENDA**

The Agenda was reviewed by the Board. Mr. Garza motioned to approve and Mrs. Yack second the vote and all were in favor.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. Mr. Garza made a motion to accept with a second from Mrs. Yack and all were in favor.

**FINANCIALS**

Kari Lemoine from Sterling went over the March 2022 financials.

**HOMEOWNER FORUM**

Felix the homeowner organizing the toy drive in Mexico was present to say thank you to the board for helping out.

**NEW BUSINESS**

The Board reviewed the bid from A fuller electric for the pool area. Baldemar made a motion to approve and Jackie seconded the motion and all were in favor.

Baldemar stated the latch on the pool gate has been fixed as well as one post under the pavilion by the pool.

The board requested that Sterling send out an email blast about pool opening day to try and get volunteers to help out. Board would also like Sterling to send a flyer to resident's physical addresses for volunteers. We will also extend volunteer hours to high school kids who need them. Pool party will be May 30<sup>th</sup>- there will be drinks, pizza, games and giveaways.

Board asked to put together signs for the pool party.

The annual meeting was discussed and Enrique would like to be on the ballot to be re-elected.

Moving forward the board meetings will be held the second Tuesday at 10:00am.

Baldemar stated that the traffic with the school is blocking the driveway to the community center. Would like some signage for no blocking for the area. Kari will check with the county on getting this completed.

The board asked that Sterling purchase a pool storage box to enclose floats and pool items.

*A motion was made, seconded and passed unanimously to move into executive session at 11:33 p.m.*

**EXECUTIVE SESSION SUMMARY, INITIATION OF FORECLOSURE & ENFORCEMENT ACTIONS,  
APPEALS FROM DENIAL OF ARCHITECTURAL APPROVAL & SUSPENSION OF OWNERS RIGHTS**

- For future meetings the board instructed to only bring one copy to the meetings. They would also like that if a homeowner responds to the deed restriction letters to put on hold for 30 days before sending a new one.
- The Board would like to start utilizing the community center. They will do \$25.00 an hour with a minimum of two hours with a \$250 deposit. No alcohol will be permitted if they do the deposit will be forfeited.

With no further business to come before the board the executive session was adjourned at 12:55pm. There were no homeowners waiting on the call for a summary of the executive session.

Board Member

Kari Lemoine-Property Manager

---