

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNEWEST SECTION 5 & 6**

**April 11, 2023**

**James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:01pm. Those present are as follows Baldemar Garza, Betty Stewart, Gina Quizon, and Esteban Lopez. Representing Sterling ASI is Community Manager Amy Duran. George Felder was not in attendance.

**MEETING AGENDA**

The Agenda was reviewed by the Board. B Stewart motioned to approve and E. Lopez second the vote and all were in favor.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. B Stewart made a motion to accept with revisions with a second from E. Lopez and all were in favor.

**FINANCIALS**

Amy Duran from Sterling went over the March 2023 financials.

**HOMEOWNER FORUM**

V. Ponce attended the meeting in her father's behalf to discuss the fence between her father's home and back neighbors and if the HOA can do anything to assist. A. Duran advised the homeowner to speak to her neighbor regarding the situation. The issue in question is a neighbor to neighbor situation.

**NEW BUSINESS**

B Garza recommended a power washer be purchased for the community. B Garza stated that he would go to Tools for Less to purchase the power washer along with the warranty in the amount of \$346.40. B. Stewart motioned to approve and E. Lopez second the vote and all were in favor.

B Garza discussed the mailboxes that need replacing in Section 6. B Garza recommended the mailboxes be replaced by the end of the year. One to be purchased in March, May, July, September and in November. B Stewart motioned to approve and E. Lopez second the vote and all were in favor.

A. Duran discussed the drainage repair that that Swim Houston will be repairing it the week of April 10<sup>th</sup>.

B. Garza discussed the Memorial Day Party on May 27<sup>th</sup> from 4PM-9PM. The HOA will check the count of the pool tags for the upcoming pool registration, which will be announced.

*A motion was made, seconded and passed unanimously to move into executive session.*

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

- The delinquencies and attorney status report were reviewed.
- The Board reviewed compliance issues and directed managing agent how to proceed
- With no further business to come before the board the executive session was adjourned at 8:23pm. There were no homeowners waiting for a summary of the executive session.

Board Member

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Amy Duran -Property Manager

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