

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
August 9, 2022
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:45pm. Those present are as follows
Baldemar Garza, Betty Stewart and Gina Quizon; Representing Sterling ASI is Community Manager Doug McGee
and Kari Lemoine
Absent: Enrique Herver

MEETING AGENDA

The Agenda was reviewed by the Board. Mr. Garza motioned to approve and Ms. Stewart 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. Stewart and all were in favor.

FINANCIALS

Kari Lemoine from Sterling went over the July 2022 financials.

HOMEOWNER FORUM

There were 2 homeowners in attendance.

Resident wanted to know what could be done about a home having excessive cars, speeding, and landscaping/tree issues.

NEW BUSINESS

Bids for internet setup were reviewed. Comcast was selected and Mr. Garza made a motion and Mrs. Stewart seconded. All were in favor.

Prepared Publications was selected to setup and run a new website. A motion was made by Mr. Garza and Mrs. Stewart seconded. All were in favor.

Community activities performed since last meeting were reviewed.

TWCIA chose not to participate in the group National Night Out event organized by the MUD. TWCIA will have its own National Night Out event on Friday, October 7th. Managing agent will reach out to vendors for proposals.

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.

With no further business to come before the board the executive session was adjourned at 8:02pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Kari Lemoine-Property Manager
