

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

**July 8th, 2023
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:15 pm. Those present are as follows Baldemar Garza, Betty Stewart, Gina Quizon, George Felder, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

MEETING AGENDA

The Agenda was reviewed by the Board. B Stewart motioned to approve and G. Felder 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 without revisions with a second from G. Felder and all were in favor.

FINANCIALS

Cathy Hooper, from Sterling went over the July 2023 financials.

HOMEOWNER FORUM

There were 2 homeowners in attendance. Residents came to discuss compliance issue and traffic flow issues from Kipp Journey Primary School throughout the community.

NEW BUSINESS

B. Garza discussed the AC bids from Space City, Martin Mechanical, and Jackson Air. There is 1 more bid that will be coming in for the board to review. No decisions were made at this time.

B. Garza discussed the purchase of cluster boxes. He will get the community manager the number of boxes needed.

B Garza discussed the pool lights replacement bid. A motion was made, seconded and approved to approve the bid from Swim Houston to replace the bulbs and gaskets for \$779.40

B. Garza discussed the volunteers needed to move the pool furniture to the storage area after the end of the season. G. Felder, E. Lopez, and B.Garza agreed to volunteer.

B. Garza discussed the “End of Season” Pool party. The Board agreed to order pizzas and cookies for the party.

A motion was made, seconded and approved to order 4 trashcan lids for the park. Each lid costs \$115.00.

B. Garza discussed National Night Out. The Association will host National Night Out on October 14 from 4-9

PM. Tacos will be ordered along with 2 bounce houses, face painting and temporary tattoos.

A motion was made, seconded and approved to elect the following positions to the Board:

President- B. Garza

VP-B.Stewart

Treasurer-G.Quizon

Secretary-E.Lopez

At Large- G.Felder

B. Garza discussed the Champion Energy Contract. The contract has expired and Champion Energy is offering a 48 month contract at 9.7 cents. A motion was made, seconded and approved to accept the 48 month contract with Champion Energy.

B. Garza discussed the table legs that he repaired.

Next meeting will be on September 12th 2023

A motion was made, seconded and passed unanimously to move into executive session at 9:05 p.m.

**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 9:30 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager