

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

December 13, 2022

James West Community Center

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:00pm. Those present are as follows Baldemar Garza, Betty Stewart, Gina Quizon, and Esteban Lopez. Representing Sterling ASI is Community Manager Doug McGee .

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 revisions with a second from Mrs. Stewart and all were in favor.

FINANCIALS

Doug McGee from Sterling went over the November 2022 financials.

HOMEOWNER FORUM

NEW BUSINESS

A 2nd Little Library is planned and it will be in a centralized location for the community. The planned time to begin this project is April or May of 2023.

A motion was made, seconded, and carried to approve the contract with Prepared Publications for them to create and manage a Facebook Group Page for TWCI.

A motion was made to approve the proposal from Jose Granados for \$6,700 to epoxy the floor at James West Community Center and also replace and convert the bay area lights to LED.

Board Member B. Garza went over the 2022 Holiday Lighting Contest winners, distribution of awards, and sign pick-up.

Rental Procedures of James West Community Center were reviewed.

Website Usage was reviewed: 451 views.

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
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With no further business to come before the board the executive session was adjourned at 8:12pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Doug McGee-Property Manager
