

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

**February 14, 2023
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 and Amy Duran.

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 January 2023 financials.

HOMEOWNER FORUM

NEW BUSINESS

The Board went over the passing of the formal Board member D. Taylor.

A motion was made, seconded, and carried to appoint new Board member George Felder.

B. Garza went over the completed projects over the James West Community Center.

B. Garza went discussed the HOA Leader Packet and Subscriptions and would like for Sterling to get packets for new board members and any information that is needed for current board members as well.

B. Garza discussed the Street Repair project. The inspector for Sterling will go out during inspections to see what roads are in need of repair.

B. Garza discussed the mailbox replacement. D. McGee stated the mailbox will be installed at the end of March.

The board discussed the broken fence along the park. Will go out for quote.

The Board discussed upcoming events for the neighborhood. They also discussed upcoming projects for 2023 which includes building repairs, park upgrades, mulch for the playground, track updates, and pool updates.

B. Stewart discussed the MUD 2 and the conference that she attended.

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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 9:45pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Doug McGee-Property Manager
