

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
TOWNWEST SECTION 5 & 6
February 15, 2022
Via Zoom**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:01 pm. Those present are as follows
Baldemar Garza, Betty Stewart, Enrique Herver and Jackie Yack; Representing Sterling ASI is Community Manager
Kari Lemoine.
Absent: Deyla Robles

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. There was one change to add that there was one homeowner present at the January meeting. Mr. Garza made a motion to accept with a second from Mrs. Yack and all were in favor.

FINANCIALS

Kari Lemoine from Sterling went over the January 2022 financials.

HOMEOWNER FORUM

Lisa Dudley was present from the MUD and stated they were installing smart meters in some of the areas. They have the speed limit signs installed on Spanish Grant. They will be faced one way for 30 days to monitor speed and then switched to the other side of the street for another 30 days.

NEW BUSINESS

The Board asked that I get with the contractors providing bids on the work to be done by next meeting so a decision can be made.

A motion was made, seconded and passed unanimously to move into executive session at 7:22 p.m.

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

- The Board requested that anytime an ACC is approved to let them know so that they are aware of the work residents are doing in the community as to not report them for a violation
- In person meetings are back on schedule for March.
- The Board would like the pool company to be at the April meeting.
- Mr. Garza made a motion to remove Deyla Robles from the Board as she has been absent for more than 3 meetings. Ms. Stewart second the motion and all were in favor.
- Baldemar would like to host a toy drive for the children in Mexico.
- Ms. Stewart made a motion to move forward with JC Services on the pool repair work. Mrs. Yack second this motion and all were in favor. They will meet with the contractor to go over all repairs to be made in the next week.
- Mrs. Yack made a motion to approve the drop shade screen from US Canvas, Ms. Stewart second the motion and all were in favor.
- The Board needs electricians to come out to take a look at the pool area issues.
- With no further business to come before the board the executive session was adjourned at 8:41pm. There were no homeowners waiting on the call for a summary of the executive session.

Board Member

Kari Lemoine-Property Manager
