

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

**February 13, 2024
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:03 p.m. Those present are as follows Betty Stewart, George Felder, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper. Gina Quizon was not present.

MEETING AGENDA

The agenda was reviewed by the Board. E. Lopez motioned to approve and B. Stewart seconded the vote and all were in favor.

MEETING MINUTES

The Board reviewed the meeting minutes from the previous meeting. E. Lopez made a motion to accept without revisions with a second from B. Stewart and all were in favor.

FINANCIALS

Cathy Hooper, from Sterling, went over the January 2024 financials.

HOMEOWNER FORUM

One homeowner was present and voiced concerns regarding 2-panel trucks that are being parked on Spanish Grant. She also questioned if the HOA had any knowledge of who was installing fiber throughout the community.

NEW BUSINESS

- The Board discussed the locks and apps associated with the community and has asked Sterling ASI to send a follow-up email to the former Board president asking for all the passwords and app information.
- The Board discussed the park and the need for additional trash pickup and maintenance items. The Board will create an addendum to their current landscape contract with Jose Granados. No decisions were made at this time. The Board asked Sterling to send the current landscape contract in an email so that they may discuss the proposed addendum.
- The Board discussed the broken light at the community pool. Sterling will obtain bids.
- 2 ACC submissions were discussed. The Board will drive by the properties to confirm that the modifications are within the approved colors.
- Director Feldman stated that the fence around the pool was beginning to rust. Sterling will obtain bids to have the rust removed and the fence painted.
- A motion was made, seconded, and approved to file a foreclosure suit on account 266297.

Next meeting will be on March 12, 2024

A motion was made, seconded and passed unanimously to move into executive session at 7:30 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 reports were reviewed.
- The Board reviewed compliance issues and directed the managing agent on how to proceed
- With no further business to come before the board the executive session was adjourned at 7:49 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager