

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

**June 13th, 2023
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:09pm. Those present are as follows Baldemar Garza, Betty Stewart, Gina Quizon, George Felder, and Esteban Lopez. Representing Sterling ASI is Community Manager Amy Duran.

MEETING AGENDA

The Agenda was reviewed by the Board. B Stewart motioned to approve and G. Quizon 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 E. Lopez and all were in favor.

FINANCIALS

Amy Duran, from Sterling went over the May 2023 financials.

HOMEOWNER FORUM

There were 2 homeowners in attendance. Residents came to discuss compliance issue he received.

NEW BUSINESS

B. Garza discussed the Memorial Day Pool Party.

B Garza discussed the proposed electric rates

B. Garza discussed the bus on parkland Woods. A. Duran will make sure the proper process has been reached before sending to attorney.

B. Garza gave a park fence update.

A motion was made, seconded and approved to order a force cut. On Bay Gardens.

B. Garza discussed the converted garage on Blue Falls

B. Garza stated that the kiddie mulch had been installed in the playground.

B. Garza discussed several issues with the pool and the pool company.

B Garza discussed the awning.

A motion was made, seconded and approved to remove three Crepe Myrtles from the pool area.

Next meeting will be on Septemberth 2023

A motion was made, seconded and passed unanimously to move into executive session at 7:52 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 8:02. There were no homeowners waiting for a summary of the executive session.

Board Member

Amy Duran -Property Manager
