

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

**March 11, 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, Betty Stewart, Gina Quizon, and Esteban Lopez. Representing Sterling ASI is Community Manager Amy Duran. Baldemar Garza and George Felder were not in attendance.

**MEETING AGENDA**

The Agenda was reviewed by the Board. Mrs. Betty Stewart motioned to approve and Mrs. Gina Quizon second the vote and all were in favor.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. Mrs. Betty Stewart made a motion to accept with revisions with a second from Mrs. Gina Quizon and all were in favor.

**FINANCIALS**

Amy Duran from Sterling went over the January 2023 financials.

**HOMEOWNER FORUM**

**NEW BUSINESS**

The Board discussed the falling fence along the park. The Board has received 3 different bids and has accepted the bid from Jose Granados. Mrs. Betty Stewart made the motion to approve the fence replacement with a second from Esteban Lopez and all were in favor.

The Board discussed the street repair and stated that the streets belong to the county and it is their responsibility. The Board has suggested that if the residents want the streets repaired to contact the MUD district.

The mailbox replacement is set for 3/28. On Spanish Grant and Blue Falls.

B. Stewart discussed to proposal of adding a lap lane in the pool. B. Stewart made a motion to deny the proposal and Gina Quizon second the vote and all were in favor.

The Board discussed the renewal of the Swim Houston contract. B. Stewart made a motion to deny the proposal and Gina Quizon second the vote and all were in favor.

*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 7pm. There were no homeowners waiting for a summary of the executive session.

Board Member

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Amy Duran-Property Manager

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