

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNEWEST SECTION 5 & 6  
May 10, 2022  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 10:10 am. Those present are as follows  
Baldemar Garza, Enrique Herver and Jackie Yack; Representing Sterling ASI is Community Manager Kari Lemoine and Amy Duran.  
Absent: Betty Stewart

**MEETING AGENDA**

The Agenda was reviewed by the Board. Mr. Garza motioned to approve and Mrs. Yack 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 a second from Mrs. Yack and all were in favor.

**FINANCIALS**

Kari Lemoine from Sterling went over the April 2022 financials.

**HOMEOWNER FORUM**

Lorenzo a homeowner in the community came about his broken sidewalk in front of his home. The board told the homeowner that the sidewalks are the homeowner's responsibility unless there are MUD utilities in the area then they would replace.

Maritza another homeowner requested for the Country Manor cul-de-sac to be watched during inspections.

Another concerned homeowner came to speak about the homes on Spanish Grant and Highland woods close to his home. They are not being well kept.

There is a home on Highland Woods that is running a garage sale every weekend.

**NEW BUSINESS**

The Board would like to get some bids for internet, possible cameras and conference phone.

The Board would like 8 pool party signs single sided to state Party hours 3 to 8pm and pool open from 2 to 9pm.

NNO the MUD would like to put this on so the board will follow their lead.

The Board discussed a possible bingo night after the annual meeting.

The Board chose to table the playground work until next year. The community center needs to be painted, electrical work, a/c and heat and new lighting.

*A motion was made, seconded and passed unanimously to move into executive session at 11:55 p.m.*

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

- We need to look into getting kiddie mulch for the playground
- Account# 265926 needs to have a force mow letter sent.

With no further business to come before the board the executive session was adjourned at 12:35pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Kari Lemoine-Property Manager

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