

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

**May 9th, 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, and Esteban Lopez. Representing Sterling ASI is Community Manager Amy Duran. George Felder was not in attendance.

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 with revisions with a second from E. Lopez and all were in favor.

FINANCIALS

Amy Duran, from Sterling went over the April 2023 financials. The Board did discuss the financials and has asked to get additional financials to go over.

HOMEOWNER FORUM

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

NEW BUSINESS

B. Garza discussed the back fence that faces the park area. Fence will be worked on within the next week or so.

B Garza discussed the bus that has been parked in front yard. B. Garza made a motion to send account to the attorney for further action. B. Stewart has second. All were in favor.

B. Garza discussed the home with all the debris around home. A. Duran will make sure the proper process has been reached before sending to attorney.

B. Garza went over the park project. The 58 cubic feet has been order and work will start when weather lets up.

Amy Duran discussed the pool being ready for the Memorial Day weekend. A. Duran will reach out to make sure pool is clean and life guards are ready.

B. Garza went over the Memorial Day check list to ensure we have everything that will need to be ordered.

B. Garza discussed the 2nd library that will be installed at Spanish Grant and Blue Falls.

Amy Duran discussed the Annual Meeting on July 11th. Two Board positions will be up for election. Salutation of Candidates form will be sent out to the homeowners if anyone would like to be added to the ballot.

Next meeting will be on June 13th 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
