

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TOWNWEST SECTION 5 & 6  
September 13, 2022  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:14pm. Those present are as follows  
Baldemar Garza, Betty Stewart and Gina Quizon; Representing Sterling ASI is Community Manager Doug McGee.  
Absent: Enrique Herver

**MEETING AGENDA**

The Agenda was reviewed by the Board. Mr. Garza motioned to approve and Ms. Stewart 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. Stewart and all were in favor.

**FINANCIALS**

Doug McGee from Sterling went over the August 2022 financials.

**HOMEOWNER FORUM**

There were 2 homeowners in attendance. Esteban Lopez was granted a variance to park his white truck on his driveway.

**NEW BUSINESS**

A motion was made, seconded and carried to terminate landscaping contract with Southern Lawn,

A motion was made, seconded, and carried to proceed with landscaping contract with Jose Granados.

Managing agent will set appointment and have Comcast come out and set up internet at the James West Community Center.

Esteban Lopez will be appointed to the Board at the October meeting.

Managing agent will order 4 more Neighbors Night Out signs. Managing agent will arrange for bounce house, street taco vendor, and reach out to police and fire departments to invite them. Final Neighbors Night Out cleaning and preparations will be handled by the Board.

Community activities performed since last meeting were reviewed.

Managing agent passed out a proposed 2023 Budget for the Board to review. Budget and 2023 Assessment will be items on the October Agenda. Managing agent will reach out to Swim Houston for pricing on a modified swim season.

*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.

With no further business to come before the board the executive session was adjourned at 8:30pm. There were no homeowners waiting for a summary of the executive session.

Board Member

Doug McGee-Property Manager

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