

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

**September 20th, 2023  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:19 p.m. Those present are as follows Betty Stewart, Gina Quizon, George Felder, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper. Baldemar Garza was not present.

**MEETING AGENDA**

The Agenda was reviewed by the Board. B Stewart motioned to approve and G. Felder seconded the vote and all were in favor.

**MEETING MINUTES**

The Board reviewed the meeting minutes from the previous meeting. E.Lopez made a motion to accept without revisions with a second from G. Felder and all were in favor.

**FINANCIALS**

Cathy Hooper, from Sterling went over the August 2023 financials.

**HOMEOWNER FORUM**

There were no homeowners present.

**NEW BUSINESS**

The Board discussed insulating the community center. No decisions were made at this time.

The Board discussed National Night Out. Several duties were divided amongst the Board members.

A motion was made, seconded, and approved to purchase a flat grill to be used at National Night Out and future events held at the community center. Not to exceed \$500

A motion was made, seconded, and approved to spend no more than \$500 to paint the interior of the community center Pewter.

A motion was made, seconded, and approved to move several properties to the attorney for miscellaneous deed restriction violations.

Next meeting will be on October10, 2023

*A motion was made, seconded and passed unanimously to move into executive session at 7:43 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 8:01 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager