

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

**April 8, 2025  
Townwest CIA Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:00 p.m. Those present are as follows Betty Stewart, George Felder, Ana Orellana, Joann Frizzle, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

**MEETING AGENDA**

The Board reviewed the agenda. B. Stewart motioned to approve, 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 J. Frizzle and all were in favor.

**FINANCIALS**

Cathy Hooper, from Sterling, went over the March 2025 financials.

**HOMEOWNER FORUM**

One MUD representative was present to request to rent the Townwest CIA Community Center for a community outreach event.

**NEW BUSINESS**

A motion was made, seconded, and approved to rent the Townwest CIA Community Center to the MUD for a community outreach event in May.

A motion was made, seconded, and approved to move account 266286 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to force mow account 304783.

A motion was made, seconded, and approved to force mow account 266427.

A motion was made, seconded, and approved to move account 266302 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266282 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 323501 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266268 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266246 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266170 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266100 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266100 to the attorney for another deed restriction violation.

A motion was made, seconded, and approved to move account 294913 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to do a force trash pick up on account 266034.

A motion was made, seconded, and approved to move account 266009 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 265956 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 265926 to the attorney for a deed restriction violation.

The Board discussed upcoming plans to remodel the long room into a kitchen. No decisions were made at this time.

The Board discussed obtaining a storage container to be placed on the community center premises. An estimate was provided including delivery. Director Felder will get estimates for a slab. No decisions were made at this time.

The Board discussed the bathroom remodel, the need to redo the floor in an epoxy, and the remodel of the long room. C. Hooper will forward the estimates for the Board to review.

Next meeting will be on May 13, 2025

*A motion was made, seconded, and passed unanimously to move into executive session at 7:13 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 reports were reviewed.

- The Board reviewed compliance issues and directed the managing agent on how to proceed
- With no further business to come before the board the executive session was adjourned at 7:23 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager