

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

**June 17, 2025
Townwest CIA Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:08 p.m. Those present are as follows Betty Stewart, George Felder, Ana Orellana, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

MEETING AGENDA

The Board reviewed the agenda. B. Stewart motioned to approve, E.Lopez seconded 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 without revisions with a second from E. Lopez and all were in favor.

FINANCIALS

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

HOMEOWNER FORUM

Two homeowners were present and asked about receiving pool tags. The Board advised that they can obtain pool tags from the lifeguards.

NEW BUSINESS

The Board discussed the new epoxy flooring and have asked the contractor to come back out and add more epoxy at the same time that they do the long room flooring.

The board discussed the concrete pad for the new storage building that will be installed on Friday, June 20, 2025.

A motion was made, seconded, and approved to move account 266357 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 281789 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 266317 to the attorney for a deed restriction violation.

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 move account 266282 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 376152 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266253 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 266009 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 265927 to the attorney for a deed restriction violation.

Next meeting will be on July 8, 2025

A motion was made, seconded, and passed unanimously to move into executive session at 6:34 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 6:57 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager