

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

**November 12, 2024
James West Community Center**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 6:07 p.m. Those present are as follows Betty Stewart, and Esteban Lopez. Representing Sterling ASI is Community Manager Cathy Hooper.

MEETING AGENDA

The Board reviewed the agenda. E. Lopez motioned to approve and B. Stewart 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 October 2024 financials.

HOMEOWNER FORUM

Three homeowners were present to see what could be done about the abundance of cars parked on Spanish Grant.

NEW BUSINESS

A motion was made, seconded, and unanimously approved to accept the 2025 budget with changes.

A motion was made, seconded, and approved unanimously to move account 266196 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved unanimously to move account 282275 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266122 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 2294213 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 328171 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 266180 to the attorney for a deed restriction violation.

A motion was made, seconded, and approved to move account 266264 to the attorney for a deed restriction violation.

Next meeting will be on January 14 , 2025

A motion was made, seconded, and passed unanimously to move into executive session at 7:15 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 7:27 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager