

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

**February 11, 2025  
James West Community Center**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 6:10 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. B. Stewart motioned to approve and 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 January 2025 financials.

**HOMEOWNER FORUM**

One homeowner was present and one representative from the MUD Board was present.

**NEW BUSINESS**

The Board discussed upcoming plans to remodel the long room into a kitchen and decided that they did not want to install a stove based on insurance reasons.

The Board discussed obtaining a storage container to be placed on the community center premises. An estimate was provided; however, the Board had more questions as to the logistics of how and the location it would be set up.

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 be getting bids for the Board to review.

Next meeting will be on March 11, 2025

*A motion was made, seconded, and passed unanimously to move into executive session at 6:45 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 6:58 PM. There were no homeowners waiting for a summary of the executive session.

Cathy Hooper -Property Manager