



**MINUTES OF 2022 ANNUAL MEETING  
OF TOWNEWEST HOMEOWNERS' ASSOCIATION, INC.**

**JULY 21, 2022**

Due notice of the annual meeting was provided, with no quorum being established the Townewest Homeowners Association, Inc., was not held. Board President, Robert Fuentes did open the floor for guest speakers, reports and homeowner general discussion at 7:00 p.m.

**1. Present Directors**

Present at the meeting, and constituting a quorum of the full board were the following persons:

Robert Fuentes, President  
Angela Massaro, Vice-President  
Jose Luis Fuentes Mendoza, Secretary  
Miriam Lewis, Treasurer

Kari Lemoine, Property Manager also present at the meeting.

**2. Guest Speaker- County Commissioner Andy Myers**

Andy Myers County Commissioner attended to talk on behalf of street conditions within the community, road construction along Old Richmond. Andy Myers stated that the construction at Burney and Old Richmond was a \$7 million dollar project, the construction for Belknap Road/ West Bellfort to Harris County Line was a \$7.8 million dollar project. Andy Myers stated that there is a pavement management program that comes to evaluate every county road. It was stated that the current biggest issue is that there is no money to be able to come in and do road repair within the neighborhoods. The county solely relies on property tax income. Mr. Myers also stated that Townewest HOA is a part of the Houston ETJ which currently the City of Houston collects about \$30 million in tax dollars. It was also stated that the MUD does not have road powers to be able to make repairs on the roadways. A concerned homeowner wanted to know whose responsibility the sidewalk maintenance was.

**3. Guest Speaker- Fort Bend County MUD 2 Patrol- Calvin Johnson**

Calvin Johnson wanted to speak about the Kipp school traffic. Stated that the traffic is noticeably better when officers are out directing traffic. He stated they are now building the high school.

Calvin stated to please notify him about any traffic issues or concerns. It was asked what can be done to support the school opening the gates early to allow traffic to enter. He stated the school says it is a security issue, they want all personnel at the school before they open gates.

#### **4. Guest Speaker- Dan Mathews**

Wanted to introduce himself to the community. He will be running for State Representative 87<sup>th</sup> District.

#### **5. Guest Speaker- Fort Bend County MUD 2- Jessica**

Jessica was brought on in February 2020. Jessica handles any of the trash issues and communication with Texas Pride Disposal. Currently Texas Pride is struggling with the effects of COVID. They have been very responsive throughout. Heavy trash pick up is every trash pickup. Regular trash pick up is up to 5 bags and heavy items are up to 1 item for each pick up day. Refrigerators have to be drained of freon and professionally tagged.

As a side note Pam Kelly wanted to let residents know that sidewalks are the homeowner's responsibility.

#### **6. President Reports**

Board President, Robert Fuentes reported on the accomplishments for the 2021-2022 which included clubhouse renovations and repairs; hire a new landscape company with landscape improvements; institute the volleyball court at Gulfstream Park; replace lifeguard chairs and umbrellas; employ a new lifeguard company which includes pool grounds maintenance resulting in a savings for the association of about \$30,000; refinished and fixed benches and picnic tables at Gulfstream Park and the pool grounds; hire a new management company Sterling Association Services; pool season was opened on time with minimal closure due to the nationwide lifeguard shortage; collections of delinquent accounts continue to increase.

#### **7. Absentee Ballot Election of Officers**

It was announced that two (2) positions were available for a three-year term. Robert Fuentes is running unopposed as there were no nominations from the floor. Robert was elected back to the board for a three-year term by acclamation. One member from the community Stephanie Jean Pierre was interested in being on the board. With no opposed she was appointed to the board of directors.

#### **11. Adjournment**

There being no further questions or concerns to come before the meeting, on motion duly made, seconded, and unanimously carried, the meeting was declared adjourned at 9:27pm.

/s/ Jose Luis Fuentes Mendoza

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Jose Luis Fuentes Mendoza

Board of Directors, Secretary  
Townewest Homeowners Association, Inc.