



Townewest Homeowners Association, Inc.

Board of Directors

c/o Sterling Association Management, Inc.

10322 Old Towne Ln.
Sugar Land, Texas 77498

February 9, 2023

Notice of Meeting

The Board of Directors of Townewest Homeowners Association, Inc. will hold a regular meeting on Thursday, February 16, 2023, at 7:00 p.m., at Townewest Recreation Center, 10322 Old Towne Lane, Sugar Land, Texas 77498, to discuss and, if appropriate, act upon the following items:

Meeting Reserved for Homeowners Only under the Texas Property Code, Chapter 209

Agenda

- I. Call Meeting to Order:
- II. Call Open Forum to Order:
 - a) Homeowner Input (Limited to three (3) minutes per Homeowner)
- III. Actions Between Meetings:
 - a) Summarize Unannounced Meetings, if any
 - b) Ratify Actions Approved Between Meetings, if any
- IV. Approve Minutes of Previous Meeting:
 - 1. Minutes for January 19, 2023 meeting.
- V. Committee Reports:
 - a) Architectural Control Committee – Jose Luis Fuentes Mendoza (Liaison)
 - b) Nominating Committee – Angela Massaro
 - c) Recreation Committee – Miriam Lewis, Angela Massaro, and Stephanie Jeanpierre
 - d) Maintenance Committee – Robert Fuentes
 - e) Publicity Committee – Robert Fuentes & Jose Luis Fuentes Mendoza
 - 1. Website / Newsletter
 - f) Audit Committee- Miriam Lewis
 - 1. Cash Balances and Review Financial Reports
 - g) Pool Committee – Miriam Lewis & Jose Luis Fuentes Mendoza

- VI. Operation of the Association's facilities, including billing and repairs:
- VII. Correspondence Received by Association, Directors, Management
 - 1. Fort Bend County Belknap Road Expansion and the removal of Townewest Entrance signs on Townewest Blvd. and Clark Towne Ln. (Update)
 - 2. Street Light Project Initiative (Update)
- VIII. Management Report:
 - a) Association Business and Operations
 - b) Clubhouse Report
 - c) Gulfstream Park Report
 - d) Pool Report
 - e) Tennis and Sport Court Reports
 - f) Landscaping Report
 - g) Other Common Area Report
 - h) Work Orders
 - i) Miscellaneous
- IX. Executive Session:

The Board of Directors may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051.

 - a) ACC Appeals
 - b) Delinquencies
 - c) Collections
 - d) Enforcement Action/Procedures
 - e) Owner Requests
 - f) Deed Restriction Report
- X. Attorney's Report:
- XI. Reconvene in Open Session and Report on Actions Approved During Executive Session.
- XII. Set Date, Time, and Agenda of Next Meeting/Adjournment, – 10322 Old Towne Lane & by Zoom.

/s/ Jose Luis Fuentes Mendoza
Board of Directors, Secretary

Townewest Homeowners Association, Inc. reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Property Code, Section 209.0051 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Association's Property Management (832) 678-4500 at least three business days prior to the meeting so that the appropriate arrangements can be made. 01192023