

**Townwest Homeowner's Association, Inc.**  
**Board of Directors Meeting Minutes- April 21, 2022**

Board Members		Management		Guests	
X	<b>Robert Fuentes</b>	X	<b>Kari Lemoine, Sterling ASI.</b>	X	<b>Chip Smith, Attorney at Law</b>
X	<b>Miriam Lewis Treasurer</b>				
X	<b>Jose Luis Fuentes Mendoza Secretary</b>				
X	<b>Angela Massaro- Member at Large</b>				

**Call Meeting to Order**

Due notice of meeting and a quorum established, the meeting was called to order by the President, Robert Fuentes at 7:08 PM. The meeting was conducted at the clubhouse, 10322 Old Towne Lane, Sugar Land, TX 77498.

**Call Open Forum to Order**

- a. Residents- One concerned resident stated that there are not enough street lights when entering the main street. Ms. Drake asked if there could be recycle bin put in the park. There are many times she is out there picking up after guests at the park. She also stated there are group homes in the community that she would like them gone. It was explained to Ms. Drake that group homes are permitted to be in the community, however they must follow state protocols or could face being shut down. Another resident mentioned about pot holes on the street. The board stated they would need to call Fort Bend County Road and Bridge.

**Call Business Meeting to Order**

**Approve Minutes of the Previous Meeting**

- a. There were no previous submitted meeting minutes provided from Austin Properties

**Committee Reports**

- a. Architectural Control Committee — Jose Luis Fuentes Mendoza would like to keep going with Smart Webs for ACC Approval. Kari will continue getting the new smart webs set up.
- b. Nominating Committee — There will be 2 positions up for the Annual in June.
- c. Social Committee
  1. Easter Event — Miriam Lewis stated the Easter event turned out great.
  2. Splash Day- June 4th
- d. Beautification Committee
  1. There is a new landscape company which is Texas All Star Landscaping. Robert asked that we get the cost of boulders 1 to 2 to be at each entrance.
  2. One resident stated that the field across from the gas station is severely overgrown. We will ask the landscaper how much it would cost to cut it back.

- e. Pool Committee — Miriam Lewis explained that the pool monitors have been selected and contracts have been filled out.
- f. Communications Committee
  - 1. Robert Fuentes discussed the next newsletter and recently updated website information.

### **Treasurer's Report**

- a. Cash Balances — Miriam Lewis reported the association's cash balances at \$853,748.87 as of March 31, 2021.

### **Old Business**

- a. Clubhouse- Nothing at this time
- b. Gulfstream Park-Nothing at this time
- c. Tennis Court
  - 1. Gate Replacement — No report.
- d. Common Area
  - 1. New Landscape Irrigation - No report.

### **Executive Session: 8:09pm**

#### **Reconvene in Open Session and Report on Action Approved During Executive Session**

- a. Transition Status
  - 1. Sterling has not received the boxes from API yet so the transition is going slow.
  - 2. Bank Account the Board would like to know if CIT will be able to do a petty cash account along with the operating checking account.
  - 3. The Board requested Sterling get with ADT to get the
- b. Deed Restriction Report
  - 1. Enforcement Action – Nothing at this time

#### **Set Time, Date, and agenda of Next Meeting/Adjournment**

The next meeting is scheduled for May 19, 2022 at 7:00 PM to be held at the clubhouse, 10322 Old Towne Lane, Sugar Land, TX 77498.

With no further business to be conducted, the meeting was adjourned by President Robert Fuentes at 9:30 PM.

**Date:**

**President:**

**Secretary:**

**Management:**