



**Townewest Homeowner's Association, Inc.  
Board of Directors Meeting Minutes- May 19, 2022**

Board Members		Management		Guests	
X	<b>Robert Fuentes</b>	X	<b>Kari Lemoine, Sterling ASI.</b>		<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 7:01 PM. The meeting was conducted at the clubhouse, 10322 Old Towne Lane, Sugar Land, TX 77498.

**Call Open Forum to Order**

- a. Residents- Ms. Arnold came to speak to the board, she has listed her home for sale has come to see what can be done about the sex offender living next door. She stated it is one block away from the school. The Board stated we would get with our attorney to see if he can send some type of letter to have him removed.
- b. Mr. and Mrs. Robichaux showed up to talk about the condition of the streets in the community. The board stated that they will have to get into the commissioners court to try and get action. The board also stated that if that does not work then the next option may be getting the news crews out to the community.

**Call Business Meeting to Order**

**Approve Minutes of the Previous Meeting**

- a. The minutes from the April meeting were reviewed and Jose Fuentes made a motion to accept the minutes as written with Miriam Lewis seconding and all approved.

**Committee Reports**

- a. Architectural Control Committee — Sterling is still working with Smart Webs for the ACC's. Sterling needs to get the other committee email contacts to send over any ACC's received until Smart Webs is complete.



- b. Nominating Committee — There will be 2 positions up for the Annual in June which will include Robert.
- c. Social Committee
  - 1. Splash Day- June 4<sup>th</sup> from 11am to 4pm.
- d. Beautification Committee
  - 1. Robert requested the cost to mow the lot that is privately owned at the beginning of the neighborhood.
- e. Pool Committee — Miriam spoke about the issues that we have been having with certain attendees. There is going to be a door bell put on the outside of the pool gate along with keeping one gate locked so they can monitor who comes in.
- f. Communications Committee
  - 1. Robert Fuentes discussed the next newsletter and recently updated website information. Pool information is not currently on the website, but will get updated.

### **Treasurer's Report**

- a. Cash Balances — Miriam Lewis reported the association's cash balances at \$904,234.18 as of June 4, 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: 8:10pm**

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

**a. Transition Status**

1. Sterling has received the boxes from previous management. Sterling is working through all the boxes to get everything entered and all accounts set up.

**b. Deed Restriction Report**

1. Enforcement Action – Angela brought up the following accounts that need letters for deed restrictions.

Account# 319217-Metal in front yard, Account# -Shopping carts in yard, Account# 318875- Junk in the front yard and table chairs.

**c. Pool**

1. Pool form should be changed to read 2 guests per household are allowed.
2. The Board asked that Sweet Water add the lane dividers in the lap pool.

**d. Attorney Transition**

1. The Board asked that I set up a meeting with Terry Sears.

**e. Annual**

1. Robert made a motion to move the annual to July 21, 2022. All approved. Please get a MUD representative and Sheriff to come out.

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

The next meeting is scheduled for July 16, 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 9:22 PM.

**Date:**

**President:**

**Secretary:**

**Management:**