



MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF TOWNEWEST HOMEOWNERS' ASSOCIATION, INC.

October 19, 2023

A regular meeting of the Directors of Townewest Homeowners Association, Inc., a Texas corporation, was held at 10322 Old Towne Ln., Sugar Land, Texas 77498, on October 19, 2023, at 7:00 p.m...

1. Present Directors

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

Director; Angela Massaro, Vice-President and acting President
Director; Jose Luis Fuentes Mendoza, Secretary
Director; Miriam Lewis, Treasurer

Kari Lemoine, Property Manager also present at the meeting.

2. Call to Order

The meeting was called to order by Angela, the Vice-President, who served as the Presiding Officer of the meeting. Jose Luis Fuentes Mendoza, the Secretary of the corporation, acted as Secretary of the meeting. The Presiding Officer took the role of the Directors present at the meeting and determined that a quorum was present.

3. Call and Notice of Meeting

The Presiding Officer announced that this meeting was held pursuant to a call signed by a majority of the Directors, to operate the association business, and that written notice of the time and place of the meeting had been sent to each Director at least thirty (30) days before the meeting; and, on motion duly made, seconded, and unanimously carried, a copy of the call and notice was made a part of the minutes of the meeting.

4. Open Forum

Director Fuentes opened the meeting for public comments.

Ms. Schmidt asked about the sign in list that was used for NNO. She wanted to know if it had personal information on it and if so, why was a volunteer privy to that information. I explained to Ms. Schmidt that the sign in that was used only was a listing of all homeowners in the community.

Mrs. Snell mentioned she talked to Mo at the corner store and he was ok with having the association put in a camera up there. Mrs. Snell will give him Kari's business card so he can contact her.

5. Approval of Minutes of Prior Meeting

The Secretary reported that minutes of the previous meeting of the Board of Directors held on September 21, 2023, had been prepared and circulated to the Directors for review. The Presiding Officer confirmed that each of the Directors present had received a copy of the minutes and had read and reviewed them. On motion, made and seconded and unanimously carried, the reading of the minutes of the preceding meeting of the Board of Directors was dispensed with and the minutes were approved.

6. Committee Reports

Architectural Control Committee- Townsq is doing a trial base with homeowners and then will go live.

Nominating Committee- No report, Director Massaro.

Recreation Committee- Townewest Night Out was a huge success. For Halloween there will be a trunk or treat with Fort Bend County Pct 4. There will be patrol vehicles and candy on the 31st. Angela made a motion with a second from Miriam.

Maintenance Committee- Jose went over the landscape report from Texas All Star.

Publicity Committee- Jose will work on the newsletter to be given to prepared publications.

Audit Committee- Director Lewis (Treasurer), reported that the association would not be raising the assessments for 2024. The association's total cash balance as of September 30, 2023, was \$556,809.79 (Based on all bank statements of the association) for total assets.

Pool Committee- Nothing at this time

Special Street Repair Committee- Nothing at this time

7. New Business/Officer Reports

There will be a MUD meeting on Tuesday the 24th and they would like for the board to attend. November 6th will be the set up for voting and official voting day will be November 7th in the clubhouse.

8. Property Management Report

Mrs. Lemoine reported the association is still 96% collected for 2023.

9. Convene Executive Session

The Board convened in an executive session at 8:02 p.m. to conduct a private consultation with the association's property manager and/or attorney regarding delinquent accounts, attorney reports, contracts, foreclosures, and litigation matters.

10. Reconvene in Open Session

The Board of Directors reconvenes in an open session at 8:15 p.m. and reports on actions approved during the Executive session. Director Fuentes Mendoza motioned to accept the Attorney's report, and Director Fuentes seconded the motion, which passed unanimously. Additionally, Mrs. Lemoine reported 96% for the 2023 fiscal year beginning on January 1, 2023.

11. Adjournment

There being no further business to come before the meeting, on motion duly made, seconded, and unanimously carried, the meeting was declared adjourned at 8:34pm.

/s/ Jose Luis Fuentes Mendoza

Jose Luis Fuentes Mendoza
Board of Directors, Secretary