

**Townewest Homeowner's Association, Inc.**  
**Board of Director's Meeting Agenda**  
**January 13, 2022**

- I.** Call Meeting to Order
- II.** Call Open Forum to Order
  - a) Guests
  - b) Resident's Input
- III.** Call Business Meeting to Order
- IV.** Actions Between Meetings
  - a) Summarize Unannounced Meetings, if any
  - b) Ratify Actions Approved Between Meetings, if any
- V.** Approve Minutes of Previous Meetings
  - a) Board Meeting – October 14, 2021
  - b) Board Meeting – November 18, 2021
  - c) Executive Board Meeting – December 21, 2021
- VI.** Committee Reports
  - a) Architectural Control Committee – Jose Luis Fuentes Mendoza
    - 1. Architectural Guidelines Review
  - b) Nominating Committee – Angela Massaro
  - c) Social Committee – Kathryn Barclay
    - 1. Holiday Event
  - d) Beautification Committee – Robert Fuentes
    - 1. Holiday Decorating Contest (Complete)
  - e) Pool Committee – Jose Luis Fuentes Mendoza & Mickey Lewis
  - f) Communications Committee – Robert Fuentes & Jose Luis Fuentes Mendoza
    - 1. Website / Newsletter
- VII.** Treasurer's Report
  - a) Cash Balances
  - b) Delinquencies
  - c) Review Financial Reports
    - 1. 2022 Budget
- VIII.** Old Business
  - a) Clubhouse
    - 1. Landscape Replacement (Complete)
    - 2. Projector Ceiling Mount

**Townewest Homeowner's Association, Inc.**  
**Board of Director's Meeting Agenda**  
**January 13, 2022**  
**Page 2**

- a) Gulfstream Park
  - 1. Drainage (Complete)
  - 2. Volleyball Court Sand (Complete)
  - 3. Camera Replacement
- b) Tennis Court
  - 1. Rules Sign Replacement (Complete)
  - 2. Practice Board Repair/Replacement
  - 3. Gate Replacement
- c) Common Area
  - 1. New Landscape Irrigation – Townewest Blvd.

**IX.** New Business

- a) Correspondence Received by Association, Directors, Management
- b) Clubhouse
- c) Pool
- d) Tennis Court
- e) Sport Court
- f) Common Area
- g) Website/Newsletter
  - 1. Advertisements

**X.** Announcements

**Townewest Homeowner's Association, Inc.**  
**Board of Director's Meeting Agenda**  
**January 13, 2022**  
**Page 3**

**XI.** Executive Session

The Board 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) Collections
  - 1. Enforcement Action/Procedures
  - 2. Owner Requests
- b) Deed Restriction Report
  - 1. Enforcement Action/Procedures
  - 2. Owner Requests

**XII.** Reconvene in Open Session and Report on Actions Approved During Executive Session.

**XIII.** Set Date, Time, and Agenda of Next Meeting/Adjournment  
February 10, 2022 at 7:00 PM – 10322 Old Towne Lane & by Zoom