



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

March 28, 2024

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 March 28, 2024, at 7:01 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, and DeAnthony Anderson, Administrative Assistant were also present at the meeting.

2. Call to Order

The meeting was called to order by Jose, the Secretary, who served as the Presiding Officer of the meeting. The Presiding Officer 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. Approval of Minutes of Prior Meeting

The Secretary reported that minutes of the previous meeting of the Board of Directors held on March 28, 2024, 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.

5. Committee Reports

Architectural Control Committee- Nothing at this time.

Nominating Committee- No report, Director Massaro.

Recreation Committee- National Night Out will be held October 5th and the Fort Bend County Mud 2 shred event on April 6.

Maintenance Committee- The board discussed the flowers and would like to see perennials.

Publicity Committee- Jose will be checking the website to see if there are any updates needed.

Audit Committee- Miriam Lewis stated the amounts with all accounts and cd's is \$872,152.47. She also mentioned that all cd's have been reinvested with a 5.4 interest rate.

Pool Committee- Miriam Lewis stated the pool will be opening the 18th and 19th of May.

6. New Business/Officer Reports

The board wanted to know where we are on the reserve study. Kari let them know that we were waiting on scheduling. The board would like to start getting bids on the wrought iron for the park. Would also like to get updated bids for the tennis court resurfacing.

7. Convene to Executive Session

The Board convened in an executive session at 7:51 p.m. to conduct a private consultation with the association's property manager regarding delinquent accounts, attorney reports, contracts, foreclosures, and litigation matters. The board reviewed the fine policy and would like the attorney to move forward for Townewest. The board also asked to have a short-term leasing policy drawn up. The board would like to call R&R for the fence at the sports court.

8. Property Management Report

Mrs. Lemoine reported the association is at 84% collected for 2024.

9. 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 8:45pm.

/s/ Jose Luis Fuentes Mendoza

Jose Luis Fuentes Mendoza
Board of Directors, Secretary