

Townewest Homeowner's Association, Inc.
Board of Director's Meeting Agenda
September 9, 2021

- 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 – August 12, 2021
- VI.** Committee Reports
 - a) Architectural Control Committee – Jose Luis Fuentes Mendoza
 - b) Nominating Committee – Angela Massaro
 - c) Social Committee – Kathryn Barclay
 - 1. Townewest Night Out
 - 2. Halloween Event
 - d) Beautification Committee – Robert Fuentes
 - 1. Yard of the Month
 - 2. Spooktacular Yard of the Month
 - 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. Amegy Bank
- VIII.** Management Report
 - a) Correspondence Received by Association, Directors, Management

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- b) Association Business and Operations
 - 1. COVID-19 Procedures
 - Clubhouse Rentals
 - 2. Contract Review – Terms and Conditions Spreadsheet
 - 3. MUD Bond Proposal
 - 4. MUD 2 Patrol
- c) Clubhouse Report
 - 1. Improvement Proposals
 - Painting
 - Projector Ceiling Mount
 - Window Replacement
 - Alarm System
 - Little Library
 - 2. Work Orders
- d) Gulfstream Park Report
 - 1. Improvement Proposals
 - Metal Fencing
 - Sidewalk Repairs
 - Drainage
 - Cameras
 - Volleyball Court
 - Net Posts
 - Sand/Borders
 - Trash Can Installation at Parking Lot
 - Drinking Fountain
- e) Pool Report
 - 1. Work Orders
 - Second Lifeguard Chair Replacement
 - 2. Splash Day
- f) Tennis Court Report
 - 1. Light Repairs
 - 2. Sign Replacement
 - Tennis Court Rules Review
 - 3. Practice Board Replacement
 - 4. Gate Access System

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- g) Common Area Report
 - 1. Work Orders
 - 2. Entrance Improvements
 - Landscape Improvements (Irrigation) – Townwest Blvd.
 - Monument Signs – On Hold
 - Electrical and Water Meter Installation at Clark Towne Monument – On Hold
 - 3. Curb Number Painting
 - 4. Flag Maintenance – Polyester
 - 5. CenterPoint LED Transition
- h) Landscaping Report
 - 1. Plant Replacement – Winter Storm
 - 2. Landscape Maintenance Contract
- i) Website/Newsletter Report
 - 1. Communications Policy
 - 2. TownSq Integration

IX. 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

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

XI. Set Date, Time, and Agenda of Next Meeting/Adjournment
October 14, 2021, at 7:00 PM – 10322 Old Towne Lane & by Zoom