



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

June 15, 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 June 15, 2023, at 7:02 p.m...

1. Present Directors

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

Director; President, Robert Fuentes
Director; Vice-President Angela Massaro
Director; Secretary, Jose Luis Fuentes Mendoza
Director; Treasurer, Miriam Lewis
Director; Member at Large, Stephanie Jeanpierre

Kari Lemoine, Property Manager also present at the meeting.

2. Call to Order

The meeting was called to order by Director Robert Fuentes, the President, who served as the Presiding Officer of the meeting. Director 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 Robert Fuentes opened the meeting for public comments. Sonya Jackson and Carol Ford brought to the board's attention the cracked sidewalks, driveways, and speeding throughout the neighborhood. The meeting for public comment was closed because unsolicited discussions and arguments arose from the public and the meeting was out of order.

5. Approval of Minutes of Prior Meeting

The Secretary reported that minutes of the previous meeting of the Board of Directors held on May 18, 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- No report.

Nominating Committee- The committee reports that the Annual Meeting will be set for July 20, 2023, at 7:00 p.m...

Recreation Committee- Continue planning for Upcoming National Night Out and other community events.

Maintenance Committee- Pest control is needed at the Pool's pump room.

Publicity Committee- The committee reported that the Newsletter has been sent out and Website and Townsq are up to date.

Audit Committee- Director Lewis (Treasurer), reported that the association's total cash balance as of May 31, 2023, was \$869,634.61 (Based on all bank statements of the association) for total assets.

Pool Committee- Director Fuentes Mendoza motion to amend Pool Rule #13 and allow homeowners to bring a snack to the pool. Director Lewis informs the Board that Sweetwater is not doing its job of cleaning the pools.

Special Street Repair Committee- No report or new updates.

7. New Business/Officer Reports

Director Fuentes Mendoza reported that the Xfinity cable needs to be properly buried at the Clubhouse. The Board of Directors inquire if we can partner with Moe the owner of Super K Gas Station to purchase and install a camera to secure the Townewest Blvd Monument. Furthermore, Director Fuentes Mendoza notified the board that a light pole at Gulfstream Park is leaning and needs to be secured.

8. Property Management Report

Mrs. Lemoine reports that the contractor wanted to know if the board would like to have the 2 in. mechs for the chain-link fence at the sports courts, the board approved.

9. Convene Executive Session

The Board convened in an executive session at 7:59 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 9:40 p.m. and reports on actions approved during the Executive session. Director Fuentes Mendoza motioned to accept the Attorney's report, and Director Jeanpierre seconded the motion, which passed unanimously. Additionally, Mrs. Lemoine reported that as of May 31, 2023; 91% was collected for the 2023 fiscal year beginning on January 1, 2023, thus far. The Board of Directors voted to cap \$1,000.00 for attorney collections. Furthermore, the Board of Directors approved several properties to be sent certified letters and for attorney collections.

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.

/s/ Jose Luis Fuentes Mendoza

Jose Luis Fuentes Mendoza
Board of Directors, Secretary
Townewest Homeowners Association, Inc.