



**Townewest Homeowner's Association, Inc.
Board of Directors Meeting Minutes- June 16, 2022**

Board Members		Management		Guests	
X	Robert Fuentes	X	Kari Lemoine, Sterling ASI.		
X	Miriam Lewis Treasurer				
X	Jose Luis Fuentes Mendoza Secretary				
X	Angela Massaro- Member at Large				

Call Meeting to Order

Due notice of meeting and a quorum established, the meeting was called to order by the President, Robert Fuentes at 7:22 PM. The meeting was conducted at the clubhouse, 10322 Old Towne Lane, Sugar Land, TX 77498 and via zoom.

Summarize unannounced meetings- The board met with a prospective new association attorney before the open board meeting.

Call Open Forum to Order

- a. Residents- Mrs. Snell came to the meeting to discuss the pool issues that have been taking place. Mrs. Snell is a pool monitor for the community. Stated that there needs to be a new system in place for next year. Board talked about looking into an electronic system or an Ipad system.

Call Business Meeting to Order

Approve Minutes of the Previous Meeting

- a. The minutes from the May meeting were reviewed and Jose Fuentes made a motion to accept the minutes as written with Robert Fuentes seconding and all approved.

Committee Reports

- a. Architectural Control Committee — Smart Webs is still not put into place, looking to merge it with Townsq.
- b. Nominating Committee — There will be 2 positions up for the Annual in July which will include Robert. Kari Lemoine will send out the solicitation of candidates by email blast.
- c. Recreation Committee



1. Splash Day was on June 4th and the turnout was not great.
- d. Maintenance Committee
 1. Robert requested to get the process of getting water added to the Clark Towne entrance.
 2. The Board would like a letter on behalf of the association to the owner to mow the over grown lot on Belknap.
 3. The Board would like the process of getting electricity added to the Clark Towne entrance as well.
- e. Pool Committee — Miriam agreed with Mrs. Snell (Pool Monitor) about the issues that have taken place at the pool.
- f. Publicity Committee
 1. Jose Luis stated that the Board is working with TownSq so that the association owns the account moving forward.
 2. Robert Fuentes discussed the next newsletter sometime toward the end of July.

Treasurer's Report

- a. Cash Balances — Miriam Lewis reported the association's cash balances at \$813,113.55 as of June 16, 2022.

Old Business

- a. Clubhouse- Nothing at this time
- b. Gulfstream Park-Nothing at this time
- c. Tennis Court
 1. Gate Replacement — No report.
- d. Common Area
 1. New Landscape Irrigation - No report.



Executive Session: 8:10pm

Reconvene in Open Session and Report on Action Approved During Executive Session

a. Transition Status

1. Sterling has received the boxes from previous management. Sterling is working through all the boxes to get everything entered and all accounts set up.

b. Deed Restriction Report

1. Enforcement Action – Angela brought up the following accounts that need letters for deed restrictions.
Account# 319217-Metal in front yard, Account# -Shopping carts in yard, Account# 318875- Junk in the front yard and table chairs.

c. Pool

1. Pool form should be changed to read 2 guests per household are allowed.
2. The Board asked that Sweet Water add the lane dividers in the lap pool.

d. Attorney Transition

1. The Board asked that I set up a meeting with Terry Sears.

e. Annual

1. Robert made a motion to move the annual to July 21, 2022. All approved. Please get a MUD representative and Sheriff to come out.

Set Time, Date, and agenda of Next Meeting/Adjournment

The next meeting is scheduled for July 16, 2022 at 7:00 PM to be held at the clubhouse, 10322 Old Towne Lane, Sugar Land, TX 77498.

With no further business to be conducted, the meeting was adjourned by President Robert Fuentes at 9:22 PM.

Date:

President:

Secretary:

Management: