

Townewest Homeowner's Association, Inc.
Board of Director's Meeting Agenda
July 22, 2021

- I.** Call Meeting to Order
- II.** Call Open Forum to Order
 - a) Guests
 - b) Resident's Input
- III.** Call Business Meeting to Order
 - a) Election of Officer Positions
 - b) Standing & Appointed Committees & Committee Chairs
- IV.** Actions Between Meetings
 - a) Summarize Unannounced Meetings, if any
 - b) Ratify Actions Approved Between Meetings, if any
 - 1. Land Pro – Townewest Blvd. Improvement \$26,569.96
 - 2. TAE – Lifeguard Chair Replacement \$2,600.00
- V.** Approve Minutes of Previous Meetings
 - a) Board Meeting – May 13, 2021
 - b) Emergency Board Meeting – June 1, 2021
 - c) Board Meeting – June 10, 2021
 - d) Annual Meeting – July 8, 2021
- VI.** Committee Reports
 - a) Architectural Control Committee – Jose Luis Fuentes Mendoza
 - b) Nominating Committee – Kathryn Barclay
 - c) Social Committee – Kathryn Barclay
 - 1. Calendar of Events
 - 2. Signage
 - d) Beautification Committee – Robert Fuentes
 - 1. Yard of the Month
 - e) Pool Committee – Dennis Shea (Expired Term, No Longer on Board)
 - 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. Annual Meeting 2021
 - 2. COVID-19 Procedures
 - Clubhouse Rentals
 - 3. Contract Review – Terms and Conditions Spreadsheet
 - Facilities Maintenance Contract
 - Cameras
 - 4. MUD Bond Proposal
 - 5. MUD 2 Patrol
- c) Clubhouse Report
 - 1. Improvement Proposals
 - Painting
 - Projector Ceiling Mount
 - 2. Work Orders
 - Electrical Fuse Panel Cabinet
- 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
 - Lock Repair
 - Drinking Fountain
 - 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 – Townwest Blvd.
 - Monument Signs – On Hold
 - Electrical and Water Meter Installation at Clark Towne Monument – On Hold
 - 3. Curb Number Painting
 - 4. CenterPoint LED Transition
- h) Landscaping Report
- 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
August 12, 2021, at 7:00 PM – 10322 Old Towne Lane & by Zoom