

NOTICE OF MEETING

TOWNEWEST HOMEOWNERS ASSOCIATION, INC.

c/o Sterling Association Management, Inc.

The Board of Directors of Townewest Homeowners Association, Inc. will hold a regular meeting on **Thursday, June 11, 2026, at 7:00 p.m.**, at Townewest Recreation Center, 10322 Old Towne Lane, Sugar Land, Texas 77498; with supplemental virtual access via Zoom by: <https://us02web.zoom.us/j/85313141607?pwd=op31qabotAZrnIx69ZEZKIErGCk2Nl.1>; **Meeting ID: 853 1314 1607, Password: 391336**; to discuss and, if appropriate, act upon the following items:

AGENDA

- I. Establish Quorum and Call Meeting to Order:
- II. Approve Minutes of Previous Meeting(s):
 - a) Minutes for May 21, 2026 Regular Meeting.
- III. Actions Between Meeting(s):
 - a) Summarize Unannounced Meetings, if any
 - b) Ratify Actions Approved Between Meetings, if any
- IV. Committee Reports:
 - a) Architectural Control Committee – Jacqueline Schmidt (Liaison).
 - b) Audit Committee- Jacqueline Schmidt.
 1. Cash Balances, Audits and Financial Reports.
 - c) Deed Restriction Committee- Board of Directors.
 - d) Maintenance Committee – Robert Jack Goerz & Jose Luis Fuentes Mendoza.
 - e) Nominating Committee – Jose Luis Fuentes Mendoza.
 - f) Pool Committee – Robert Jack Goerz.
 1. Pool Registrations.
 - g) Publicity Committee – Jose Luis Fuentes Mendoza & Jacqueline Schmidt.
 1. Website / Newsletter / Town SQ/ Nextdoor.
 - h) Recreation Committee – Jacqueline Schmidt & Jose Luis Fuentes Mendoza.
 1. Splash Day Event.
 - i) Gulfstream Park Renovations Committee- Robert Jack Goerz & Jacqueline Schmidt.
 1. Gulfstream Park Playground Design & Theme Survey.
- V. Old Business:
 - a) Gulfstream Park Renovations.
 - b) Tennis Court Resurfacing Bids/Proposals.
 - c) Surveillance & Amenity Access Control Solutions Bids/Proposals.
 - d) Panhandle Monument Sign Spruce Up Proposal.
- VI. New Business:
 - a) Monument Sign Replacements.
- VII. Correspondence Received by Association, Directors, Management:
 - a) FBCMUD2- Water Plant and Gulfstream Park Improvement Project.

- VIII. Operation of the Association’s facilities, including billing and repairs:
- a) Management Report:
 1. Financial Report.
 2. Association Business and Operations.
 3. Clubhouse Report.
 4. Pool Report.
 5. Landscaping Report.
 6. Other Common Area Report.
 7. Work Orders.
 8. Miscellaneous.
- IX. Receive Public Comments (Open Forum):
- a) Homeowner Input (Limited to three (3) minutes per Homeowner).
- X. Executive Session:
 The Board of Directors 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) Owner Requests/ACC Appeals.
 - b) Delinquencies/Collections.
 - c) Enforcement Action/Procedures.
 - d) Deed Restrictions/Reports.
 - e) Attorney’s Report.
- XI. Reconvene in Open Session and Report on Actions Approved During Executive Session.
- XII. Adjournment/Set Date, Time, and Agenda of Next Meeting, – 10322 Old Towne Lane & by Zoom (April 23, 2026 at 7:00 p.m.).



/s/ Jacqueline Schmidt
 Board of Directors, Secretary

/s/ Jose Luis Fuentes Mendoza
 Board of Directors, President

Townewest Homeowners Association, Inc. reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Property Code, Section 209.0051 (Consultation with Attorney). 06052026