

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF TOWNWEST HOMEOWNERS  
ASSOCIATION  
% Sterling Association Management, Inc.**

**AGENDA**

The Board of Directors of Townwest Homeowners Association, Inc. will hold a regular meeting on **Thursday, August 20, 2026, at 7:00 p.m.**, at Townwest Recreation Center, 10322 Old Towne Lane, Sugar Land, Texas 77498, with supplemental access by Zoom teleconference and/or videoconference to discuss and, if appropriate, act upon the following items:

Zoom Meeting

<https://us02web.zoom.us/j/85313141607?pwd=op31qabotAZrnlx69ZEZKlErGCk2NI.1>

Meeting ID: 853 1314 1607

Passcode: 391336

- I. Call meeting to order**
- II. Actions Between Meetings**
  - A. Summarize Unannounced Meetings, if any
  - B. Ratify Actions Approved Between Meetings
    - 1. Informational Meeting between Directors at Gulfstream Park on July 26, 2026
    - 2. Special Meeting on Gulfstream Park Renovations on July 31, 2026
    - 3. Installation of Garage Door Opener for \$647.33 by A1 Garage Doors
    - 4. Informational Meeting with MUD at Gulfstream Park on August 8, 2026
    - 5. Gulfstream Park Camera Removal for \$323.67
    - 6. Gulfstream Park Committee Meeting August 18, 2026
- III. Approve Minutes of Previous Meetings**
  - A. June 11, 2026 Regular Meeting
  - B. July 31, 2026 Special Meeting
- IV. Old Business**
  - A. Gulfstream Park Renovations
  - B. Tennis Court Resurfacing Bids/Proposals
  - C. Surveillance & Amenity Access Control Solutions Bids/Proposals
  - D. Proposal from Eagle Landscape for Panhandle Monument Spruce Up
  - E. Proposals for Monument Sign Replacement
- V. New Business**
  - A. Board Member Committee Selections
  - B. Gulfstream Park Committee Formation
  - C. Bid from A1 Protection for Clubhouse Camera System
  - D. Cancelling Comcast and Telephone Line at Clubhouse
  - E. Clubhouse Rental Set Up
- VI. Committee Reports**
  - A. Architectural Control Committee

- B. Audit Committee
  - 1. Cash Balance & Review Financial Reports
  - 2. UBS CD Maturity for July & August
- C. Deed Restrictions Committee - Board of Directors
- D. Maintenance Committee
- E. Nominating Committee
- F. Pool Committee
- G. Publicity Committee
  - 1. Website/Newsletter/TownSQ
- H. Recreation Committee
  - 1. August Yards of the Month
    - a. 14022 Panhandle
    - b. 10207 Overview
    - c. 13706 New Village
  - 2. Planning for Upcoming Events
    - a. Townewest Night Out
    - b. Halloween
    - c. Pancakes with Santa

## **VII. Correspondence Received by Association Directors and/or Management**

- A. Response from MUD Regarding Mowing and Debris Removal

## **VIII. Operation of the Association's Facilities, including Billing & Repairs**

- A. Management Report
  - 1. Association Business & Operations
  - 2. Clubhouse Report
  - 3. Financial Report
  - 4. Landscaping Report
  - 5. Pool Report
  - 6. Other Common Area Report
  - 7. Work Orders
  - 8. Miscellaneous Reports

## **IX. Open Forum**

- A. Homeowner Forum (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 209.0051

- A. Owner Requests/ACC Appeals
- B. Delinquencies/Collections
- C. Enforcement Actions/Procedures
- D. Deed Restriction Reports

## **XI. Attorney's Report**

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

**XIII. Set Date, Time, and Agenda of Next Meeting/ Adjournment - 10322 Old Towne Lane**



/s/ Jacqueline Schmidt

Board of Directors, Secretary

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). 09182025