

**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, October 15, 2026, 7 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=op3lqabotAZrnIx69ZEZKlErGCk2NL1>

Meeting ID: 853 1314 1607

Passcode: 391336

- I. Call meeting to order**
- II. Homeowner Forum** (limited to three (3) minutes per Homeowner)
- III. Actions Between Meetings**
 - A. Summarize Unannounced Meetings, if any
 - B. Ratify Actions Approved Between Meetings
 - 1. Community Service Award to Mo at Super K
 - 2. Approve Bid by JCM Remodeling to Replace Light Fixtures for \$580.00
 - 3. Approve Estimate from TAE to Replace Pump 2 Motor at the Pool Complex for \$1178.33
- IV. Approve Minutes of Previous Meetings**
 - A. September 17, 2026 Regular Meeting
- V. 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/Monument Design Contest
- VI. New Business**
 - A. Discussion and Consideration of a Board Communication, Responsiveness, and Participation Policy
 - B. Proposed Amendments to By-Laws Regarding Eligibility to Serve on the Board of Directors
 - C. Eagle Landscape Contract Renewal
 - D. CAI Membership Renewal
- VII. Committee Reports**
 - A. Architectural Control Committee
 - B. Audit Committee-Miriam Lewis & Jacqueline Schmidt
 - 1. Cash Balance & Review Financial Reports
 - 2. UBS CD Maturity for October

- C. Deed Restrictions Committee - Board of Directors
 - 1. Inspection Guidelines
- D. Maintenance Committee-Robert Fuentes
- E. Pool Committee-Jacqueline Schmidt & Robert Fuentes
- F. Publicity Committee-Robert Fuentes & Jacqueline Schmidt
 - 1. Website/Newsletter/TownSQ
- G. Recreation Committee-Jacqueline Schmidt & Robert Fuentes
 - 1. Social Events Report
 - a. Townewest Night Out
 - b. Halloween-October 31, 2026 from 6:30pm to 8:30pm
 - c. Pancakes with Santa

VIII. Correspondence Received by Association Directors and/or Management

IX. 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 Report

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
 - 1. Account 318399 Request to Waive Attorney Fees
- 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