

Coldspring Terrace Property Owners Improvement Association, Inc.

DTA Community Management Services, Inc. 206a S. Loop 336 #270 Conroe, Texas 77304

CTPOIAI.COM ctpoiail@gmail.com tena@webdta.com

**Annual Meeting Minutes – June 3, 2023
Pavilion Office**

APPEARANCE: Stanley Scott – PRESIDENT, Luke Sweeney – VICE PRESIDENT, Ariel Guerrero – SECRETARY, Clint Warren – TREASURER, David Muecke – TRUSTEE

VISITORS: There were approximately 50 - 60 members in attendance.

The Coldspring Terrace Homeowners Association Annual Meeting was called to order at 10:10 AM with a motion by President Stanley Scott. Seconded by Secretary Ariel Guerrero. Motion passed.

- President Stanley Scott thanked everyone for attending the annual meeting and explained the purpose was to initially address the items on the agenda followed by an Open Floor Q&A session for property owners to voice questions and/or concerns so the Board can take these issues into consideration.
- Stanley introduced the members of the Board and reminded everyone that this year ended his term commitment. He also announced that two positions for a three-year term were open for election.
- A quorum of owners was established. More than ten percent of the homeowners (approximately 60) were represented in person and by proxy.
- The Minutes from the May meeting were approved and signed by the Board. The signed minutes will be posted on the website.
- Property Owners were reminded that the next meeting will be **Sunday, July 9th, 2023**, at 3 pm at the Pavilion.

Financial Report and Budget for 2021/2022

President Stanley Scott provided an overview of the financial activity and discussed the budget for 2022/2023. The ending balance as of April 31, 2023, was \$19,048.26.

The total for outstanding accounts is \$15,017.94. There are 10 property owners who are 90+ days delinquent in paying their Maintenance Fees with a balance exceeding \$500. DTA will continue to utilize Axela Collection Services to help recover funds for delinquent HOA accounts.

Board Actions - 2022/2023

President Stanley Scott discussed the Board Actions for 2022/2023, which included common area improvement repairs at the community pool pavilion. The work completed included replacing the cabinet in the men's restroom, installing new doors, painting restrooms, repairing pergola, replacing bulletin board, and installing new signage at the pool and boat ramp area.

President Stanley Scott reminded everyone that the POA has an obligation to maintain common areas whether we use them or not. Liens will be placed on those properties whose owners do not pay, and their

Coldspring Terrace Board of Trustees

Stanley Scott - President - 713-855-9050

Luke Sweeney - Vice President - 936-933-0035

Ariel Guerrero - Secretary - 713-598-5548

Clint Warren – Treasurer - 832-444-3477

David Muecke – Trustee – 281-627-9694

Bernadette Aham-Neze - Managing Agent 936-228-3863

Coldspring Terrace Property Owners Improvement Association, Inc.

DTA Community Management Services, Inc. 206a S. Loop 336 #270 Conroe, Texas 77304

CTPOIAI.COM ctpoiain@gmail.com tena@webdta.com

name could be turned over to a collection agency which could affect their credit rating. These regular assessments are needed to maintain the POA property which helps maintain everyone's property values

Future Goals to improve community assets include the following:

- Community entrance facelift / install new shingles for entryway sign.
- Get Fire Hydrant for community.
- Enhance boat ramp/fishing pier common area with covered area at the park.

If anyone would like to volunteer or take the lead in any of these community projects, please let us know. The Board also welcomes any suggestions.

Reports/Volunteers for Committees:

President Stanley Scott thanked all volunteers for their continuous involvement and commitment to the community by serving on the ACC (Architecture Control Committee), Terrace Flower Fund, Anti-Litter Committee and Holiday Decorations Committee.

Stanley also thanked Lewis Fowler for serving on the ACC over the past year. Since Lewis will be stepping down from ACC, please contact the Board if there any volunteers that would like to assist in this committee.

Old Business:

- Pavilion Rental, Swimming Pool and Boat Launch Rules are posted. No parties, no food, no glass containers inside pool area. **\$50 refundable deposit** for Pavilion only, not the pool. Use the DTA Portal to reserve the Pavilion or contact a board member.
- Home/Lot Improvement Request form and application procedures-Form on website and DTA portal. Allow 45 days to review. However, feedback will be given as soon as possible.
- Non-duplicable keys were issued. **Common Area locks will be changed July 1st**. You will not get a key unless you have a ZERO balance for Maintenance Fees. Ariel Guerrero (713-598-5548) will have keys not picked up during annual meeting. Call him for an appointment. Please plan ahead!
- Donate your old non-duplicable keys after July 1st to retool for next year and help reduce cost of new keys. A container is available near the mailboxes to just come by and deposit.
- Remember leash laws; no trespassing on other owner's property; Golf Cart and ATV safety. No one under age 16 is lawfully permitted to drive these on Texas public roads. The board is not responsible to police this. Sheriff could ride through and give a citation to underage drivers. Speed limit 20mph for all vehicles.
- If you haven't received the DTA Welcome to register, it's because they do not have your email address or it went to junk. You must submit it to be able to register on the portal.

Coldspring Terrace Board of Trustees

Stanley Scott - President -713-855-9050

Luke Sweeny - Vice President - 936-933-0035

Ariel Guerrero - Secretary - 713-598-5548

Clint Warren – Treasurer - 832-444-3477

David Muecke – Trustee – 281-627-9694

Bernadette Aham-Neze - Managing Agent 936-228-3863

Coldspring Terrace Property Owners Improvement Association, Inc.

DTA Community Management Services, Inc. 206a S. Loop 336 #270 Conroe, Texas 77304

CTPOIAI.COM ctpoiain@gmail.com tena@webdta.com

Homeowner Open Forum

Topics of discussion included:

- Community Pool Issues:
 - Some property owners suggested replacing lounge chairs for pool area due to wear & tear, but it was determined by vote among meeting attendees that all pool guests will need to bring their own patio chairs.
 - Need to fix gate/doors for pool area which are at times forced open.
 - Pool security was proposed to take away keys from any violators but very expensive to hire dedicated security company for community. If there are any violations, please communicate to the Board any incidents so that they may appropriately handle.
- Speeding on Community Roads – A property owner addressed concern with vehicles speeding through streets in the community. Residents are encouraged to contact the Sheriff/Constable's office directly of any violators. Property owner suggested speed bumps or additional signs but will be unable to install since these roads are maintained by County.
- A property owner suggested replacing the lighting where mailboxes are located. This will be further evaluated with pending improvements made to mailboxes.
- Requesting volunteers of the ACC (Architecture Control Committee). If there any volunteers that would like to assist in this committee, please contact the Board.
- Terrace Flower Fund – possibly setting up a go fund page.
- Holiday Decorations for Community Entrance – reimbursement for new decorations; possibly set up a go fund page.

Nominations and Election Results:

Two positions for a three-year term were open for election since this year ended the 3-year commitment for Stanley Scott and Rusty Sherrouse. Since Rusty was unable to complete the final year of his term, David Muecke was appointed to complete the term last year. The nominees were Patty De Freitas-Rosado and David Muecke along with two write-ins. Patty De Freitas-Rosado and David Muecke were elected to serve the three-year term by the majority of the votes casted.

Upcoming Community Events:

- **Annual July 4th Golf Cart Parade** - Tuesday, July 4th at 10 am. All are invited to decorate Golf Carts, ATVs, etc. to show your patriotism. Participants are asked to meet 15 minutes prior at boat ramp.

We would like to again thank Dawn Hill of Coldwell Banker Realty, Goehrs Property Group for sponsoring our catfish lunch this year.

Coldspring Terrace Board of Trustees

Stanley Scott - President - 713-855-9050

Luke Sweeny - Vice President - 936-933-0035

Ariel Guerrero - Secretary - 713-598-5548

Clint Warren – Treasurer - 832-444-3477

David Muecke – Trustee – 281-627-9694

Bernadette Aham-Neze - Managing Agent 936-228-3863

Coldspring Terrace Property Owners Improvement Association, Inc.

DTA Community Management Services, Inc. 206a S. Loop 336 #270 Conroe, Texas 77304

CTPOIAI.COM ctpoiain@gmail.com tena@webdta.com

Next Meeting will be held on **Sunday, July 9th, 2023**, at 3 pm at the Pavilion.

President Scott Stanley called for the meeting to adjourn at 11:25 am, and Vice President Luke Sweeny seconded the motion.


Stanley Scott - PRESIDENT


Ariel Guerrero - SECRETARY


Luke Sweeny - VICE PRESIDENT


Clint Warren - TREASURER


David Muecke - TRUSTEE

Coldspring Terrace Board of Trustees

Stanley Scott - President - 713-855-9050

Luke Sweeny - Vice President - 936-933-0035

Ariel Guerrero - Secretary - 713-598-5548

Clint Warren - Treasurer - 832-444-3477

David Muecke - Trustee - 281-627-9694

Bernadette Aham-Neze - Managing Agent 936-228-3863