**12 February 2023 General Meeting Minutes**

**Pavilion Office**

**APPEARANCE:** Stanley Scott - PRESIDENT, Luke Sweeney – VICE PRESIDENT, Ariel Guerrero -SECRETARY, David Muecke - TRUSTEE

**ABSENT:** Clint Warren – TREASURER

**VISITORS:** Jim Day

President Stanley Scott called the meeting to order at 3:00 PM. Seconded by Secretary Ariel Guerrero

Minutes from the January Meeting were approved and signed by the Board. The minutes were posted on the Common Area bulletin board, and the signed minutes will be posted on the website.

**Treasury Report**

President Stanley Scott shared the Treasury Report. The ending balance as of December 31, 2022, was $32,008.04 and the ending balance as of January 31, 2023, was $24,500.18. The Treasury Report has been approved and signed. A copy of financial report has been included as part of minutes.

**Receivables**

The total for outstanding accounts at the end of January was $16,981.25. Assessment income received in January totaled $493.79 with an additional $2,475.00 that will be reflected in financials for February 2023. DTA Community Management Services will continue utilizing Axela Collection Services to help recover funds for delinquent HOA accounts.

**Reports of Officers/Committees**

There was one Home/Lot Improvement Request submitted since the last meeting.

There were no Violation Letters sent out since the last meeting

Lewis Fowler currently serves on the ACC (Architecture Control Committee). ACC handles all deed restrictions, approvals, violations and appeals according to Board approved bylaws.

**Old Business**

Board briefly discussed that the Management Certificate was recently updated per Texas Law and was filed with the San Jacinto County clerk office. Recorded copy will be sent to DTA for their records.

President Scott Stanley discussed recent inquiry received by non-resident willing to pay fee to have access to pool. It was communicated to DTA that this would not be allowed to avoid setting a precedent.

The water leak due to frozen pipes bursting was repaired on February 15th at the corner of community pool pavilion building and both bathrooms are now working again. Special thanks to Lewis Fowler for his continued service to our community. There was also a water leak near the entrance of the pool area that was reported and recently repaired by utility company.

Board discussed providing DTA with a map showing the location of any main utility shut offs and the names and numbers of at least two members on site with keys.

The Board discussed proposed common area improvements at community pool pavilion that had been placed on hold until Spring 2023. Board previously received contract bids to replace cabinet in men’s restroom, install new doors, paint restrooms, repair pergola, and paint mailboxes. Board has evaluated bids submitted and alternative options and have agreed to hire contractor that best meets our association’s needs and budget. Vice President Luke Sweeney will be in contact with contractor selected.

**New Business**

Board reviewed latest collection activity report and discussed taking all necessary actions to bring delinquent accounts current. Delinquent accounts with a balance over $500 have been submitted to collections.

Board discussed potential foreclosure action since there remains three of four properties owing more than $2,000. Liens have been filed and the owners have taken no action.

President Scott Stanley motioned to escalate the collection process and commence foreclosure proceedings on the three properties and the Board voted unanimously in favor. On behalf of Coldspring Terrace POA, Board agreed to utilize the services of a Schwartz Vays network Attorney. Board will sign related foreclosure forms and return to DTA so the collection company can begin foreclosure.

Vice President Luke Sweeney informed the Board that the fire department would like to install dry-line in community and will follow up with more details.

**Next Meeting** is Sunday, March 12th, 2023, at 3pm in the Pavilion Office

Vice President Luke Sweeney called for the meeting to adjourn at 3:53 pm, and Secretary Ariel Guerrero seconded the motion.

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**Stanley Scott - PRESIDENT Ariel Guerrero - SECRETARY**

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**Luke Sweeney - VICE PRESIDENT David Muecke - TRUSTEE**

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**Clint Warren - TREASURER**