

# ***Coldspring Terrace Property Owners Improvement Association, Inc.***

*DTA Community Management Services, Inc. P O Box 206 A S. Loop 336 #270 Conroe, Texas 77304*  
*CTPOIAI.COM [CTPOIAI@gmail.com](mailto:CTPOIAI@gmail.com) dtatexas.net coldspringterrace@mygreencondo.net*

## **11 April 2021 General Meeting Minutes Pavilion Office**

**APPEARANCE:** Bruce Shields-PRESIDENT, Sherry Hlanak-VICE PRESIDENT, Lewis Fowler-TREASURER

**ABSENT:** Wanda Lindsey-SECRETARY, Rusty Sherrouse- TRUSTEE

**VISITORS:** Jim and Jackie Iden, Mark Hlanak, Marilyn Fowler

President Bruce Shields called the meeting to order at 3:04pm. Seconded by Treasurer Lewis Fowler.

Minutes from the March 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**

Lewis Fowler shared the Treasury Report. Beginning balance March 1, 2021 was \$36,158.46. The ending balance as of March 31, 2021 was \$20,094.00 after paying for pool repairs and monthly expenses. The Treasury Report was approved and signed.

### **Receivables**

The total for outstanding accounts is \$15,628.89. DTA is working to recover these.

### **Reports of Officers/Committees**

There were no Home/Lot Improvement Requests.

There were no Violation Letters at this time. DTA will be sending these out soon.

### **Old Business**

Lewis Fowler is going to pressure wash the pavilion deck in the next week. Lewis will be water sealing the deck on May 1 weather permitting. If anyone would like to help, they will begin at 9am that morning. They will use a commercial grade sealing stain that should be good for at least 5 years.

The plan is for dirt work at the boat ramp to be completed before summer. The dirt pile that is there will be used around the curb, and iron ore will be brought in for the main areas. Sod will also be planted. The existing fencing will be stored at the Pavilion and will be put up again to prevent vehicles from entering that area much like before.

### **New Business**

The Nominating Committee was only able to get two candidates to run for the two positions that will be open for voting at the Annual Meeting. According to our Bylaws Article IV.2(c) and Texas Property Code

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#### ***Coldspring Terrace Board of Trustees***

Bruce Shields-President-713-899-0075

Sherry Hlanak- Vice President- 936-653-3352

Wanda Lindsey-Secretary-281-460-3717

Lewis Fowler-Treasurer-713-855-9050

Rusty Sherrouse-Trustee-281-813-2163

Rosie Ryals-Managing Agent 936-267-0122



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Section 209.0058-Ballots, uncontested races are allowed. Proxies will still be mailed in the Annual Packets, and property owners will still need to cast their votes. Ballots will still be handed out for attendees to cast their vote the Annual Meeting.

Lewis Fowler ordered replacement parts for the four picnic tables that are deteriorating at the pavilion. Hopefully, they will arrive in a few weeks.


**Next Meeting** will be Sunday, May 9, 2021, at 3pm at the Pavilion.

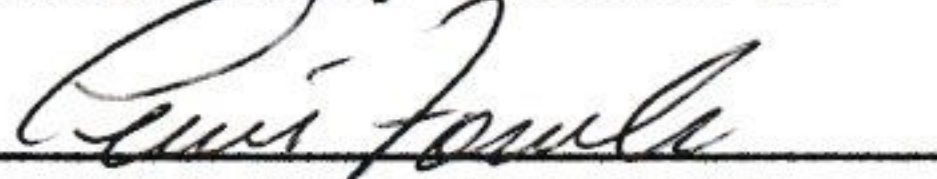
President Bruce Shields called for the meeting to adjourn at 3:50pm, and Treasurer Lewis Fowler 2<sup>nd</sup> the motion.

**There was no March 2021 Executive Meeting**

  
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**Bruce Shields- PRESIDENT**

*absent*  
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**Wanda Lindsey - SECRETARY**

  
\_\_\_\_\_  
**Sherry Hlanak - VICE PRESIDENT**

  
\_\_\_\_\_  
**Lewis Fowler- TREASURER**

*absent*  
\_\_\_\_\_  
**Rusty Sherrouse- TRUSTEE**

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