

Coldspring Terrace Property Owners Improvement Association, Inc.

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

CTPOIAI.COM ctpoiai@gmail.com bernadette@webdta.com

**13 August 2023 General Meeting Minutes
Pavilion Office**

APPEARANCE: Luke Sweeney – PRESIDENT, Ariel Guerrero – VICE PRESIDENT, Patricia De Freitas Rosado – SECRETARY, Clint Warren – TREASURER, David Muecke - TRUSTEE

VISITORS: Lewis Fowler, Marilyn Fowler, Marha Hardwick, Renny Hardwick, Taryn Lindsey, Jackie Iden, Jim Iden, John A, Raymond Smith, Liz Taylor, Patricia S, Bertley.

President Luke Sweeney called the meeting to order at 3:06 PM. Seconded by Vice President Ariel Guerrero

Minutes from last 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 Luke Sweeney and Vice President Ariel Guerrero shared the Treasury Report.

Receivables

DTA Community Management Services is utilizing Axela Collection Services to help recover funds for delinquent HOA accounts.

Reports of Officers/Committees

There were no Home/Lot Improvement Request submitted since the last meeting.

There were no Violation Letters sent out since the last meeting.

Old Business

The Board reviewed and signed a two-year maintenance contract agreement for lawn mowing services that will be made available to Rudy since he has agreed to extend the term with a \$25 monthly increase.

The Board discussed proposal recently received from current vendor for pool cleaning services (full cleaning) including labor, which reflects a \$15 price adjustment to \$80 per Thursday visit, up from prior year's contract. Board will be reaching out to another local vendor to see about getting a competitive bid.

The Board also discussed having other pending improvements include repairing the entrance of the development, pergola, replacing the bulletin board, and painting mailboxes.

The Board previously voted unanimously in favor of escalating the collection process and commencing foreclosure proceedings on properties currently delinquent.

The 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. David Muecke has been assigned to review our emergency preparedness plan.

Coldspring Terrace Board of Trustees

Luke Sweeney - Vice President - 713-906-5748

Ariel Guerrero - Secretary - 713-598-5548

Patty De Freitas Rosado - Secretary - 832-719-3336

Clint Warren - Treasurer - 832-444-3477

David Muecke - Trustee - 281-627-9694

Bernadette Aham-Neze - Managing Agent 832-364-6880

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New Business

The Board discussed existing deed restriction violations that have not been resolved, which will likely involve amending deed restrictions in the future to impose fines on those property owners unwilling to abide by deed restrictions. Board also discussed existing management contract agreement and whether to consider hiring someone to handle all bookkeeping and administrative duties for community in the future. New owner transfer fees were also a topic of discussion, which is currently \$350 received by DTA.

The Board advised that taxes are pending and will be completed by DTA.

The Board assigned Clint Warren – Treasurer, to be responsible for purchasing supplies needed for the pool/pavilion area. Patty – Secretary, will provide Clint with the list of supplies needed.

The Board will be working on removing property liens, Ariel Guerrero will visit our courthouse this week.

The Board will be meeting to amend Bylaw's for next year.

Next Meeting is Sunday, September 10, 2023, at 3pm in the Pavilion Office.

President Luke Sweeney called for the meeting to adjourn at 4:02 pm, and Vice President Ariel Guerrero seconded the motion.



Luke Sweeney - PRESIDENT



Patricia De Freitas Rosado - SECRETARY



Ariel Guerrero - VICE PRESIDENT



David Muecke - TRUSTEE



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