

Coldspring Terrace Property Owners Improvement Association, Inc.

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

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

**11 September 2022 General Meeting Minutes
Pavilion Office**

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

VISITORS: Lewis Fowler, Mark Hlanak, Gene Lewis, Bruce Shields, Jim Iden

President Stanley Scott called the meeting to order at 3:00 PM. Seconded by Vice President Luke Sweeney

Minutes from August 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

Treasurer Clint Warren shared the Treasury Report. The ending balance as of July 31, 2022, was \$48,100.22 and the ending balance as of August 31, 2022, was \$47,276.87. 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 is \$17,322.96. There are 9 property owners who are 90+ days delinquent in paying their Maintenance Fees totaling \$8,827.92. 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 three Violation Letters sent out since the last meeting.

Old Business

DTA Community Management Services recently sent out first notice collection letter for 36 delinquent accounts but there remain 25 delinquent accounts over 60 days with overdue balances exceeding \$50. In addition, there are 5 delinquent accounts totaling \$8,276.11 that have already been turned over to Axela Collections.

The Board will take all necessary collection actions to bring all delinquent accounts current. The Board reviewed the latest Homeowner Aging Report and has approved to turn over all delinquent accounts over 90 days to collections with a minimum overdue balance of \$100 or greater.

Property owners with an overdue delinquent balance will need to contact DTA to fully pay their annual maintenance fees for a new key to be issued. Please schedule an appointment with President Stanley Scott via telephone at 936-933-0035 in order to pick up your new key.

Board provided update that the boat ramp launch cable locking system needed to be repaired immediately since cable rusted through the middle and broke in half. Re-installation of new locking system with handle was recently completed. Invoice will be submitted to DTA for reimbursement.

Coldspring Terrace Board of Trustees

Stanley Scott - President -936-933-0035

Luke Sweeney - Vice President - 713-906-5748

Ariel Guerrero - Secretary - 713-598-5548

Clint Warren – Treasurer - 832-444-3477

David Muecke – Trustee – 281-627-9694

Tena Wells - Managing Agent 936-228-3863

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The Board provided update on the following common area improvements at community pool/pavilion:

- Replace community pool signs – Clint Warren has taken the lead on this project. Prior to ordering new signs through vendor, language will be presented to Board for final approval.
- Replace pool lights – Luke Sweeney will research cost to replace lights not working and possible upgrade to LED lights, but work will have to be delayed until pool closure in the Fall.
- Board decided not to replace pool lounge chairs. In lieu of replacing pool furniture, Stanley Scott will contact probation office to inquire whether picnic tables could be built and donated.
- Board will receive bids to replace cabinet in men’s restroom, install new doors, paint restrooms, repair pergola and repair/paint mailboxes by end of September.
- Repair bulletin board – President Stanley will go visit with Postal Office to inquire whether bulletin board could potentially be installed under covering where mailboxes are currently located.

New Business

Bruce Shields presented the Board with information on how the HOA may potentially increase revenue without obligating members to pay more in assessment dues. One way to accomplish this goal would be by implementing an initiation fee (sometimes known as a buy in fee or a capital contribution fee): a fee charged upon the transfer of an HOA property to a new owner. In practice, an initiation fee is looked at as a one-time membership fee to be paid by each new owner, and it is paid by the new owner/purchaser at closing. Some communities such as Cape Royale have found success with this practice because it brings in a constant flow of money that can be put in the association’s reserve fund or can be used as working capital to keep the HOA running. Board will conduct further research and consider getting legal counsel to help determine whether Coldspring Terrace POIA should implement this practice in the future with the approval of community’s current property owners.

Next Meeting is Sunday, October 9, 2022, at 3pm in the Pavilion Office.

President Stanley Scott called for the meeting to adjourn at 3:40 pm, and Vice President Luke Sweeney seconded the motion.

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Ariel Guerrero - SECRETARY

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