

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

**14 August 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, Marilyn Fowler, Mark Hlanak, Gene Lewis, Jim Iden, Jim May

President Stanley Scott called the meeting to order at 3:05 PM. Seconded by Secretary Ariel Guerrero

Minutes from July 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 June 30, 2022, was \$48,386.36 and the ending balance as of July 31, 2022 was \$48,100.22. 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 \$19,998.17. There are 10 property owners who are 90+ days delinquent in paying their Maintenance Fees totaling \$9,027.92. DTA Community Management Services will continue utilizing Axela Collection Services to help recover funds for delinquent HOA accounts.

Reports of Officers/Committees

There have been four Home/Lot Improvement Requests submitted since the last meeting.

There was no Violation Letter sent out since the last meeting with two additional letters pending.

Old Business

The Board welcomes David Muecke who has been appointed to serve as Trustee since Rusty Sherrouse recently resigned and will be unable to complete his third year on the Board.

The vanity in the women's restroom at the pavilion was recently replaced since it was deteriorating. Special thanks to Ariel Guerrero for donating the vanity and Lewis Fowler for his assistance in installing it.

President Stanley Scott briefly discussed history of half lots and half votes within community and indicated he would follow up with DTA on inquiry from managing agent. DTA will need to refer to San Jacinto County Appraisal District records.

A reminder that property owners will need to contact DTA to fully pay their annual maintenance fees for a new key to be issued. DTA has recently sent out 30-day notices for 36 delinquent accounts. Any assessment account remaining delinquent after 90 days will be turned over to collections with Board approval. If you were unable to pick up your new key at the annual meeting, please make an appointment with President Stanley Scott via telephone at 936-933-0035.

Board discussed cameras installed within community and whether we should consider upgrading.

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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New Business

The board discussed whether community should consider dredging out canal near boat ramp in the near future while water level remains below normal. Vice President Luke Sweeney will be contacting Trinity River Authority to get additional information on permitting approval process and timeline as well as look into potential bids for dredging project. More information will be shared at a later point to determine whether this project should be considered at this time or budgeted for future expense.

The board discussed the following common area improvements at community pool/pavilion:

- Replace community pool signs – Clint Warren will take 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 be contacting probation office to inquire whether picnic tables could be built and donated.
- Replace cabinet in men’s restroom, install new doors, paint restrooms, and pergola repair was further discussed, and Board decided to get bids to have this work completed.
- Repair work at boat ramp was approved by Board.

President Stanley Scott agreed to maintain Coldspring Terrace community website going forward. Special thanks to former President Lewis Fowler for maintaining website during his term.

Since the Board has recently received some complaints regarding county roads that need to be repaired, Vice President Luke Sweeney addressed this concern and provided update that County Commissioner’s office has not allocated any funds to lay out new asphalt to repair roads within community at this time. We will need for residents to make formal complaints directly to County to repair the roads in our community.

If there are any property owners/residents that would like to reserve the Coldspring Terrace Pavilion for any events, please reach out to Luke Sweeney to see whether pavilion is available. A rental obligation form with rules will need to be filled out. There is a \$50 refundable deposit which will be returned (within 7 business days) after the premises are inspected by Pavilion/Pool personnel to ensure that the pavilion/pool area has been cleaned and left undamaged.

Next Meeting is Sunday, September 11, 2022, at 3pm in the Pavilion Office.

President Stanley Scott called for the meeting to adjourn at 4:25 pm, and Vice President Luke Sweeney seconded the motion.

Stanley Scott - PRESIDENT

Ariel Guerrero - SECRETARY

Luke Sweeney - VICE PRESIDENT

David Muecke - TRUSTEE

Clint Warren - TREASURER

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