

# **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

## **9 May 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:** Mark Hlanak, Marilyn Fowler, Ariel Guerrero

President Bruce Shields called the meeting to order at 3:00pm. Seconded by Treasurer Lewis Fowler.

Minutes from the April 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 April 1, 2021 was \$20,094.00. The ending balance as of April 30, 2021 was \$17,754.37. The Treasury Report was approved and signed.

### **Receivables**

The total for outstanding accounts is \$15,628.89. DTA is continuing to work 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 pressure washed the pavilion deck. Thank you, Lewis and Jerry Holland for applying the water seal stain.

The board is still waiting to set up a time for spreading the dirt at the boat ramp. This was supposed to have been done the week of May 3-7, but due to heavy rains, this will be rescheduled as soon as possible.

New keys have been picked up to distribute at the Annual Meeting. The Common Area locks will be changed July 1, 2021. Old keys can be repurposed by placing in the black box mounted on the pole at the mailboxes after July 1, 2021.

### **New Business**

After the dirt has been spread at the boat ramp, the existing fence will be placed back at the boat ramp to keep cars from driving onto the park area.

Regarding the July 4<sup>th</sup> Golf Cart Parade, July 4<sup>th</sup> falls on Sunday this year. First choice is to have the parade at 10am Saturday morning July 3<sup>rd</sup> and again that evening at 6pm. **Parade Sunday morning TBD.**

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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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All participants are to meet at the boat ramp 15 minutes before each parade.

Lewis Fowler was going to order replacement parts for the four white Lifetime picnic tables that were deteriorating at the pavilion. Lewis sent Lifetime pictures of the tables. When he called to order, the spokesperson told him four new tables would be sent at no charge to the Association! Thank you, Lewis!

Saturday, June 5 is the Annual Meeting. Four Volunteers are needed to sign in property owners, take assessment fees, distribute keys, tally election votes. Food arriving between 11-11:15am. Catfish, hush puppies, condiments. Bottled water will be provided.

Annual Meeting packets were mailed May 5th. Invoices were mailed separately.

**Next Meeting will be the Annual Meeting, June 5, 2021, at 10am at the Pavilion.**

President Bruce Shields called for the meeting to adjourn at 3:21pm, and Treasurer Lewis Fowler 2<sup>nd</sup> the motion.

## **April 2021 Executive Meeting Summary**

New keys were picked up for July 1<sup>st</sup>.

Dawn Hill has offered to sponsor our catfish lunch for the Annual Meeting from Paradise Grill.

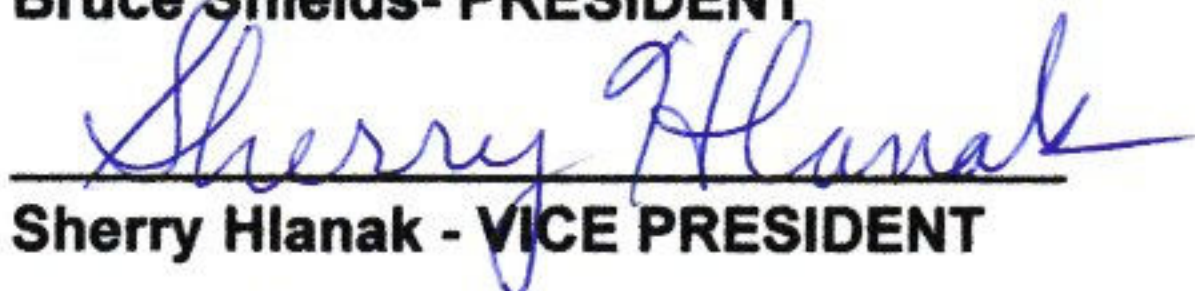
The lock will be repaired on the fishing pier gate.



**Bruce Shields- PRESIDENT**

*absent*

**Wanda Lindsey - SECRETARY**



**Sherry Hlanak - VICE PRESIDENT**



**Lewis Fowler- TREASURER**

*absent*

**Rusty Sherrouse- TRUSTEE**

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