

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

**13 November 2022 General Meeting Minutes
Pavilion Office**

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

ABSENT: David Muecke - TRUSTEE

VISITORS: Lewis Fowler, Mark Hlanak

President Stanley Scott called the meeting to order at 3:00 PM. Seconded by Secretary Ariel Guerrero

Minutes from September meeting were approved and signed by the Board since October meeting was cancelled. 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 September 30, 2022, was \$41,691.82 and the ending balance as of October 31, 2022, was \$39,870.16. 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 \$17,533.73. There are 32 property owners who are 90+ days delinquent in paying their Maintenance Fees totaling \$16,740.09. 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 no Violation Letters sent out since the last meeting

Old Business

Board will continue taking all necessary collection actions to bring delinquent accounts current. DTA Community Management Services recently sent out certified second notice collection letter for 21 delinquent accounts over 60 days totaling \$6,459.64 since last meeting. There are 5 delinquent accounts totaling \$8,284.43 that have been turned over to Axela Collections.

The Board briefly discussed upcoming community insurance renewal and President Stanley Scott agreed to schedule a meeting with Managing Agent at DTA to discuss current coverage and provide confirmation on providing bids for renewing the GL coverage that expires in December.

The Board reviewed contract bids received to replace cabinet in men's restroom, install new doors, paint restrooms, repair pergola, paint mailboxes, etc. Board discussed both bids but held off on awarding project at this time since we may be able to recruit some volunteers within the community to help perform some of the improvements. Vice President Luke Sweeney suggested delaying making decision at this

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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time and will provide alternative options to consider that could meet our association's needs and budget better. Board also delayed proposed common area improvements involving new signage, picnic tables, pool lights until Spring 2023.

New Business

The Board discussed ACC Approval Protocol since DTA would like to be aware of approvals to avoid wrongly issuing violations. DTA has suggested that old ACC forms from community website should be removed as ACC requests are to be placed into the portal by the requesting member, with any supporting documents. President Stanley Scott will be following up with DTA to further discuss process.

Next Meeting is Sunday, January 8, 2023, at 3pm in the Pavilion Office since there will be no meeting in December.

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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