

January 7, 2023 - General Meeting Agenda

1. **Call to order**
2. **Approve Minutes from November Meeting**
3. **Treasury Report**
4. **Reports of Officers/Committees**
 - a. There was once Home/Lot Improvement Request received.
 - b. There were no Violation Letters sent out since the last meeting but there remain two violations issued last year that require follow up.
5. **Old Business**
 - a. **Insurance Renewal Update:**
 - Community's insurance renewal for general liability coverage through December 2023 has been renewed. Annual cost will be \$3,690, which is same cost as last year.
 - b. **Update Management Certification:**
 - DTA has contacted Board to have our Management Certificate updated per Texas Law.
 - Attorney of record (Rosemary Jackson) prepared management certificate in 2021 but does not have filed copy since San Jacinto County filing cannot be filed online.
 - Board filed management certificate with San Jacinto County clerk office in person last year and an additional fee was paid to have recorded copy sent to DTA.
 - c. **Review Drafted 2023 Budget:**
 - Determine whether there are any revisions that should be made by DTA.
 - d. **Collection Activity Report Update:**
 - Board will continue taking all necessary collection actions to bring delinquent accounts current. Total outstanding accounts is \$15,412.78.
 - e. **Foreclosure Actions:**
 - There are four properties owing more than \$2,000. Liens have been filed and the owners have taken no action.
 - Take a vote to commence foreclosure proceedings on each property.
 - Sign related foreclosure forms and return to DTA so the collection company can begin foreclosure.

Coldspring Terrace Property Owners Improvement Association, Inc.

DTA Community Management Services, Inc. P O Box 206 A S. Loop 336 #270 Conroe, Texas 77304

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f. Repair Water Leak at Community Pool Pavilion

g. Follow Up Discussion on Improvements at Community Pool Pavilion:

- Discuss options and next steps that will be best suited for our association's needs and budget.
- Determine whether to award contract or get volunteers to replace cabinet in men's restroom, install new doors, paint restrooms, repair pergola & paint mailboxes.
- Provide update on new signage, picnic tables, pool lights, etc. assigned to each Board member.

h. Pending Follow Up Items w/ DTA:

- Post meeting minutes on Coldspring Terrace website.
- Submit signed meeting minutes to DTA
- Follow up discussion with DTA regarding subdividing platted lots.

i. ACC Approval Protocol – DTA Follow Up:

- DTA has indicated that the Board should remove the old ACC forms from community website as ACC requests are to be put into the portal by the requesting member, with any supporting documents.
- DTA proposing that Board would review the initial upload and share it with the ACC.
- The ACC reviews the information and renders a determination within 30 days. Written verification is sent to the requestor.
- In the portal, the Board can review the process, but the Board legally is not to have input on the decision, unless the decision is appealed. That was the whole premise behind the 209 legislation changes last September 2021.

6. New Business:

7. Next Meeting will be Sunday, February 12th at 3:00 PM

8. Adjourn