

Coldspring Terrace Property Owners Improvement Association, Inc.

331 Timber Drive, Coldspring, TX 77331
www.ctpoi.ai • pattycoldspringterrace@gmail.com

14 April 2024 General Meeting Minutes Pavilion Office

APPEARANCE: Luke Sweeney – PRESIDENT, Ariel Guerrero – VICE PRESIDENT, Clint Warren, TREASURER, Patty De Freitas – ADMINISTRATIVE ASSISTANT.

VISITORS: Mark Hlanak, Gene Lewis, Martha Hardwick, Tyson Potter.

President Luke Sweeney called the meeting to order at 3:05 PM. Seconded by Vice President Ariel Guerrero.

Minutes from last 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

Ariel Guerrero, Vice President informed that the total of outstanding liabilities and equity as of April 2024 is \$19,051.14.

REPORT OF OFFICERS/COMMITTEES

2 Home/Lot Improvement Request submitted since the last meeting.

There were no Violation Letters sent out since the last meeting.

OLD BUSINESS

Ariel Guerrero, Vice President, expressed interest in the completion of 2023 taxes and recommended on requesting taxes for the past 3 years from DTA. Patty will follow up with DTA.

The Board reviewed all vendor contracts and advised all contracts to have been executed.

The Board previously voted unanimously in favor of escalating the collection process and commencing foreclosure proceedings on properties currently delinquent. President, Luke Sweeney, advised he will provide contact information of new attorney by next meeting.

NEW BUSINESS

Luke Sweeney, President and Ariel Guerrero, Vice President advised that we need to focus on our Annual Meeting, held the first Saturday of June. He mentioned that Annual Meeting Notice, Introduction of Candidates, PROXY/Absentee Ballot forms and 2024 Invoices need to be created and mailed no later than May 1, 2024.

The Board assessed having other pending improvements include repairing the entrance of the development, pergola, replacing the bulletin board, and painting mailboxes. The Board instructed to place all these improvements on hold until after our June 1, 2024, meeting.

The Board unanimously motioned to move forward and purchase Property Management Software. Ariel Guerrero, Vice President recommended that we look into payhoa.com or QuickBooks to assist with day-to-day invoicing.

The Board discussed existing deed restriction violations that have not been resolved, which will likely involve amending deed restrictions in the future to impose fines on those property owners unwilling to abide by deed restrictions.

Coldspring Terrace Board of Trustees

Luke Sweeney - President (713) 906-5748
Ariel Guerrero - Vice President (713) 598-5548
Patty De Freitas - Administrative Assistant (281) 773-0016

Clint Warren - Treasurer (832) 444-3477
David Muecke - Trustee (281) 627-9694

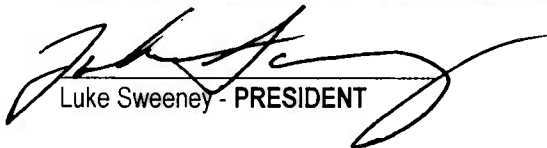
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Luke Sweeney, President, informed he will continue reviewing pool insurance guidelines and cost to consider extending pool days for 2024.

Next Meeting is Sunday, June 9, 2024, at 3pm in the Pavilion Office.

Vice President Ariel Guerrero called for the meeting to adjourn at 4:27 pm, and Clint Warren, Treasurer seconded the motion.




Luke Sweeney - **PRESIDENT**



Ariel Guerrero - **VICE PRESIDENT**

David Muecke - **TRUSTEE**



Clint Warren - **TREASURER**

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