

Old Town Spring Improvement District



P.O. Box 1952 * Spring, Texas 77383 * (281) 288-8177 * oldtownspringshopping.com * cjoiner@otsid.org

Minutes of the Regular Monthly Meeting Of Old Town Spring Improvement District Board of Directors

The Board of Directors of the Old Town Spring Improvement District (OTSID) held a regular meeting, open to the public, on Tuesday, December 16, 2025, at 10:00 am at 26501 Border St. Immanuel Church of Spring inside the boundaries of the District. The roll was called off the duly appointed/elected members of the Board, to wit:

Seth Sanders	Position 1 – President
Cristy Wernick	Position 2 – Director
Dannette Mostyn	Position 3 - Director
Anne Morrow	Position 4 – Treasurer
James Sharp	Position 5 – Secretary

Four Board Members were present.

A Quorum was established.

Also attending:

Arlecia Thomas – Adm OTSID	Thomas Velez – OTSID legal counsel
Ursula Sledge – Business Owner	Connie Ouellette – Business Owner
Vance Fellers – Business Owner	Sue Mallott – Museum President
Deborah Green – Realtor	Kelly Ogden – Business Owner
Clarence Williams – Property Owner	Jessica Lynn – Business Owner
Kristen Shaw – Business Owner	Courtney Arceo – Business Owner
Samantha Kneidler – Business Owner	Suzanne Strah – Business Owner

1. Call to Order.

President Seth Sanders called the meeting to order at 10:00am.

2. To receive public comments.

A complaint was made about the yellow and white markings on the street. The yellow markings are where the bump outs will be. President Seth Sanders will talk to the county about reducing some of the bump outs and getting some of our parking spaces back.

Complaints were made about having to pay for parking at Preservation Park. The QR's are not working properly.

A suggestion was made for park owners not to park on the street to give customers more convenient places to park.

3. To present awards for Christmas Lighting Contest.

First place prize from Shell Federal Credit Union for \$500 was presented to “Pepper & The Pug.”

Second place prize from Fordham at Harmony Apartments for \$250 was presented to “High Maintenance Beauty Bar & Boutique.”

Third place prize from Executive Texas Real Estate for \$100 was presented to “Pierce & Bell at Home.”

Honorable mentions prizes from The Visitor’s Center for \$50 was presented to: 1) Lynn’s Table 2) Eden Reign Salon and 3) Guilty Pleasures Bakery.

4. To receive, discuss and approve minutes from prior meeting(s) – November 18, 2025.

A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve the minutes for the November 18, 2025, board meeting. The motion was unanimously approved as presented.

5. To receive, discuss and approve payment of the District’s bills for November.

A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve the bills for November. The motion was unanimously approved as presented.

6. To receive, discuss and take action to approve the December Bookkeeper’s Report for October, including sales tax payment details.

Director Anne Morrow reported that the Wells Fargo account had \$147,615.25 at the beginning of the month. She also broke down the Texas Comptroller’s monthly payment. OTSID received \$23,473 for the current monthly payment, \$3,402 was for prior period and \$2,065 was for an audit payment totaling \$29,865 payment for the month of November. A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve December 2025 bookkeepers report. The motion was unanimously approved as presented.

7. To receive, discuss and approve the December Investment Officer’s Report for November.

Director Anne Morrow reported that the TexPool Investment account had \$172,970.76 at the beginning of December with \$568.92 interest earned. A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve the December 2025 Investment report. The motion was unanimously approved as presented.

8. To receive and discuss the Visitors Bureau Report (Quarterly Only).

No action taken.

9. To receive and discuss the Visitor’s Center Report.

Requests for a Visitor’s guide were mailed as far as Illinois. No action taken.

10. To receive and discuss the updates on the results of the advertising campaigns.

Director Anne Morrow presented the advertising campaigns for November. No action taken.

- 11. To review, discuss and approve repairs and purchases required by the District's facilities, buildings, and equipment.**

President Seth Sanders has a list of things to be repaired after Christmas.

The septic smell came from H2O Innovations water company as they were making repairs. No action taken.

- 12. To review, discuss and take action on beautification projects within the District.**

Upcoming projects will be discussed in January's board meeting. No action taken.

- 13. To review, discuss and take action on lamp posts, including repairs.**

No action taken.

- 14. To review, discuss and take action on Home for the Holidays.**

No action taken.

- 15. To receive a report from Harris County Commissioner Precinct 3's office.**

No action taken.

- 16. To meet in Closed Session pursuant to Government Code §551.072 to deliberate regarding real estate matters.**

The Board did not go into closed session.

- 17. To meet in Closed Session pursuant to Government Code §551.071 to consult with legal counsel regarding pending or contemplated litigation, settlement offers or on matters which require confidentiality under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.**

The Board did not go into closed session.

- 17. To meet in Closed Session pursuant to Government Code §551.074 to discuss personnel matters.**

The Board did not go into closed session.

- 18. To meet in Closed Session pursuant to Government Code §551.089 to deliberate regarding security assessments or deployments relating to information resources technology, network security information, or the deployment, specific occasions for implementation of security personnel, critical infrastructure, or security devices.**

The Board did not go into closed session.

- 19. To review, discuss and take action on District personnel matters, including compensation, retention, and hiring or termination of District employees.**

No action taken.

- 20. To review and act on real estate matters, including but not limited to purchase, sale, lease, utilities, encumbrances, easements, and other matters related to real property transactions.**

No action taken.

21. To review and discuss any items to be placed on the agenda for the subsequent meetings.
No action taken.

22. Adjournment.
The meeting was adjourned at 10:18am.

ATTACHMENTS

- 1. January Investment Report**
- 2. January Bookkeeper Report**
- 3. December Check Detail Report**

X

Secretary - James Sharp

X

Prepared by Arlecia Thomas
OTSID Office Administrator

Old Town Spring Improvement District

PO Box 1952 Spring, Texas 77383 * 606 Spring Cypress Road Spring, Texas 77373 * (281) 288-8177

January 2026

INVESTMENT REPORT

Period:

April 30- 2025, – March 31, 2026

TEXPOOL INVESTMENTS ACCOUNT

<u>Month</u>	<u>Interest</u>	<u>% Rate</u>	<u>Net Value</u>	<u>Balance</u>
October 31, 2024	\$719.73	4.8617%	1.00	\$173,197.90
November 30, 2024	\$673.35	4.6683%	1.00	\$173,871.25
December 31, 2024	\$673.54	4.4769%	1.00	\$174,544.79
January 31, 2025	\$651.09	4.3913%	1.00	\$175,195.88
February 28, 2025	\$585.36	4.3653%	1.00	\$175,781.24
March 31, 2025	\$647.10	4.3488%	1.00	\$176,428.34
April 30, 2025	\$628.69	4.3545%	1.00	\$177,057.03
May 31, 2025	\$647.78	4.3284%	1.00	\$177,704.81
June 30, 2025	\$627.60	4.3520%	1.00	\$178,332.41
July 31, 2025	\$653.09	4.3274%	1.00	\$178,985.50
August 31, 2025	\$654.46	4.3096%	1.00	\$179,639.96
September 30, 2025	\$627.77	4.1779%	1.00	\$180,267.73
October 31, 2025	\$634.11	4.0776%	1.00	\$180,901.84
November 30, 2025	\$568.92	4.1459%	1.00	\$172,970.76
December 31, 2025	\$562.25	3.8153%	1.00	\$173,533.01

The District's Investments are in compliance with the investment strategy as expressed in the Investment Policy and with the relevant provisions of Chapter 2256 of the Texas Government Code and in compliance with generally accepted accounting principles.

(SEAL)

Anne Morrow Financial Officer

Arlecia Thomas, OTSID Office Administrator
Prepared Report for Financial Officer

Old Town Spring Improvement District

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January BOOKKEEPER REPORT

SALES TAX REVENUE—January 2026-- \$31,591.84 Increase of \$5,009.64
Total Fiscal Year—2024-2025-- \$26,582.20
Total Fiscal Year---2023-2024-- \$28,265.38

SALES TAX REVENUE—December 2025-- \$29,725.77 Increase of \$4,495.14
Total Fiscal Year—2024-2025-- \$25,230.63
Total Fiscal Year---2023-2024-- \$44,055.94

SALES TAX REVENUE—November 2025-- \$51,580.49 Increase of \$28,204.00
Total Fiscal Year—2024-2025-- \$23,376.49
Total Fiscal Year---2023-2024-- \$29,612.42

SALES TAX REVENUE—October 2025--\$23,004.11 Decrease of \$3,199.47
Total Fiscal Year—2024-2025--\$26,203.58
Total Fiscal Year---2023-2024--\$28,443.12

SALES TAX REVENUE—September 2025--\$28,604.16 Increase of \$6,003.66
Total Fiscal Year—2024-2025--\$ \$22,600.50
Total Fiscal Year---2023-2024--\$ \$21,165.06

SALES TAX REVENUE—August 2025--\$39,273.19 Increase of \$16,719.64
Total Fiscal Year—2024-2025--\$ \$22,553.55
Total Fiscal Year---2023-2024--\$ \$49,551.97

SALES TAX REVENUE—July 2025--\$26,025.73 Increase of \$1,827.62
Total Fiscal Year—2024-2025--\$24,198.11
Total Fiscal Year---2023-2024--\$34,461.09

AVERAGE THIS FISCAL YEAR: (10 months) \$31,495.21

The budget for 2025-2026 Fiscal Year is based on expected revenue of \$30,000 per month.

Balance in account at Wells Fargo Bank as of January 1, 2026--\$135,872.02

Balance in TexPool Investment Account as of January 1, 2026--\$173,533.01

All invoices except for the water invoices for December 2025 have been paid. Due to water company transition error all invoices were not generated on time.

Respectfully submitted,

(SEAL)

Anne Morrow
Financial Officer

Arlecia Thomas
Office Administrator

Old Town Spring Improvement District
Check Detail

December 2025

Type	Name	Account	Paid Amount
Annually	EFFECTV	HFTH Marketing	\$ 5,629.50
Annually Total			\$ 5,629.50
Extraordinary	Home Depot Credit Services	Pressure Washer	\$ 50.00
Extraordinary	Home Depot Credit Services	Pressure Washer	\$ 379.00
Extraordinary	Amazon	PP&E Equipment	\$ 90.20
Extraordinary	Amazon	PP&E Equipment	\$ 32.32
Extraordinary	Amazon	PP&E Equipment	\$ 44.80
Extraordinary	Arlecia Thomas	PP&E Equipment	\$ 31.58
Extraordinary	Seth Sanders*	Museum Repairs	\$ 661.73
Extraordinary	Eliseo Casares	Golf Cart Repairs	\$ 450.00
Extraordinary	Eliseo Casares	Museum Repairs	\$ 5,400.00
Extraordinary	Eliseo Casares	Contract Labor	\$ 2,600.00
Extraordinary	Frank Williamham Insurance Agency	Bonding Insurance	\$ 135.00
Extraordinary	Thomas, Arlecia	PP&E Equipment	\$ 428.65
Extraordinary	Gulf Coast Exterminators	Pest Control	\$ 60.00
Extraordinary	Amazon	Office Supplies	\$ 272.98
Extraordinary	Amazon	PP&E Equipment	\$ 365.67
Extraordinary	HdL Companies	Sales Tax Accountability	\$ 5,175.00
Extraordinary	Prime ITS, Inc.	Printer problems	\$ 93.75
Extraordinary	Xtreme Hygiene	Restroom Supplies	\$ 341.00
Extraordinary Total			\$ 16,611.68
HFTH	Seth Sanders*	HFTH	\$ 3,353.35
HFTH	Adrian Gonzalez-Montelongo	HFTH - Entertainment	\$ 150.00
HFTH	Amanda Hooper	HFTH - Entertainment	\$ 150.00
HFTH	Anna Mankoff	HFTH - Entertainment	\$ 100.00
HFTH	David Piggott	HFTH - Entertainment	\$ 200.00
HFTH	Hector Pena Jr.	HFTH - Entertainment	\$ 300.00
HFTH	Isaac Perez	HFTH - Entertainment	\$ 235.38
HFTH	Ivan Jesse Hulbert	HFTH - Entertainment	\$ 100.00
HFTH	Jennifer Reynolds	HFTH - Entertainment	\$ 250.00

Old Town Spring Improvement District

Check Detail

December 2025

2:45 PM
01/06/26

HFTH	Kat Mendoza	HFTH - Entertainment	\$	50.00
HFTH	Luke Housos	HFTH - Entertainment	\$	50.00
HFTH	Mack Murphy	HFTH - Entertainment	\$	160.00
HFTH	Mikel Roberts	HFTH - Entertainment	\$	100.00
HFTH	Payton Fellers	HFTH - Entertainment	\$	200.00
HFTH	Sue DeBrayer	HFTH - Entertainment	\$	150.00
HFTH	Tena Carpenter	HFTH - Entertainment	\$	100.00
HFTH	Vance Fellers	HFTH - Entertainment	\$	182.85
HFTH	Amanda Hooper	HFTH - Entertainment	\$	50.00
HFTH	David Piggott	HFTH - Entertainment	\$	200.00
HFTH	Isaac Perez	HFTH - Entertainment	\$	100.00
HFTH	Ivan Jesse Hulbert	HFTH - Entertainment	\$	50.00
HFTH	Jennifer Reynolds	HFTH - Entertainment	\$	200.00
HFTH	Kat Mendoza	HFTH - Entertainment	\$	100.00
HFTH	Luke Housos	HFTH - Entertainment	\$	50.00
HFTH	Mikel Roberts	HFTH - Entertainment	\$	50.00
HFTH	Tena Carpenter	HFTH - Entertainment	\$	100.00
HFTH	Mack Murphy	HFTH - Entertainment	\$	160.00
HFTH	Amanda Hooper	HFTH - Entertainment	\$	50.00
HFTH	David Piggott	HFTH - Entertainment	\$	200.00
HFTH	Ivan Jesse Hulbert	HFTH - Entertainment	\$	150.00
HFTH	Jennifer Reynolds	HFTH - Entertainment	\$	250.00
HFTH	Kat Mendoza	HFTH - Entertainment	\$	50.00
HFTH	Luke Housos	HFTH - Entertainment	\$	50.00
HFTH	McTeggart Irish Dancers	HFTH - Entertainment	\$	250.00
HFTH	Mikel Roberts	HFTH - Entertainment	\$	50.00
HFTH	Payton Fellers	HFTH - Entertainment	\$	100.00
HFTH	Tena Carpenter	HFTH - Entertainment	\$	100.00
HFTH	Vance Fellers	HFTH - Entertainment	\$	243.80
HFTH	Isaac Perez	HFTH - Entertainment	\$	50.00
HFTH	Be An Angel Fund	HFTH	\$	2,500.00

Old Town Spring Improvement District

Check Detail

December 2025

HFTH	Mack Murphy	HFTH - Entertainment	\$	180.00
HFTH Total			\$	11,115.38
Monthly	Nexus Disposal	Trash/Recycle	\$	-
Monthly	Wells Fargo	Safety Deposit Box	\$	0.28
Monthly	United States Treasury	Payroll Liabilities	\$	1,391.26
Monthly	AT&T*	Phone/Internet	\$	179.82
Monthly	EFFECTV	Marketing/Advertising	\$	3,000.00
Monthly	Wex Bank	Fuel	\$	112.18
Monthly	NRG Energy	Office	\$	196.75
Monthly	NRG Energy	Streetlights	\$	422.18
Monthly	Intuit Payroll Services	Intuit Monthly Fee	\$	21.00
Monthly	Texas Water Utilities	Water	\$	119.13
Monthly	everOn/ ADT Commercial	Office Alarm	\$	81.18
Monthly	NRG Energy	Streetlights	\$	961.37
Monthly	Hyperchat Social	Social Media	\$	1,920.00
Monthly	Payroll	Payroll	\$	2,942.03
Monthly	T Moblie+	3 Cell Phones	\$	75.18
Monthly	Xtreme Hygiene	Restromm Cleaning	\$	876.00
Monthly	Coveler & Peeler	Legal Fees	\$	-
Monthly	Spring Preservation League	Parking Lease	\$	2,300.00
Monthly	Coveler & Peeler	Legal Fees	\$	931.86
Monthly	Payroll	Payroll	\$	2,964.42
Monthly	Xtreme Hygiene	Restromm Cleaning	\$	540.00
Monthly	T Moblie+	3 Cell Phones	\$	75.18
Monthly	Xtreme Hygiene	Restroom cleaning	\$	135.00
Monthly Total			\$	19,244.82
Grand Total			\$	52,601.38