

Old Town Spring Improvement District



P.O. Box 1952 * Spring, Texas 77383 * (281) 288-8177 * oldtownspringshopping.com * ejoiner@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, January 20, 2026, 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	Mikel Roberts – Business Owner
Krystine Ramon – Legal	Sue Mallott – Museum President
Connie Ouellette – Business Owner	Vance Fellers – Visitor’s Guide
Phillip Brown – Pastor	Ursula Sledge – Business Owner
Clarence Williams – Property Owner	Samantha Kneedler – Business Owner
Courtney Arceo – Business Owner	Suzanne Strah – Business Owner

1. Call to Order.

President Seth Sanders called the meeting to order at 10:01am.

2. To receive public comments.

Sue Mallot informed the Board and community that the former Spring Fire Chief, Cotton Weaver passed away and his memorial service will be held Saturday, January 24, 2026, at the Immanuel Church in Spring at 1:00pm.

Arlecia Thomas informed the Board that a solicitor came by the Spring Visitor’s Bureau to see if there is any interest in Old Town Spring for EVO charging stations to charge electric cars. President Seth Sanders has the flyer if anyone is interested.

3. To receive, discuss and approve minutes from prior meeting(s) – December 16, 2025.

A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve the minutes for the December 16, 2025, Board meeting. The motion was unanimously approved as presented.

4. To receive, discuss and approve payment of the District's bills for December.

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

5. To receive, discuss and take action to approve the January Bookkeeper's Report for December, including sales tax payment details.

Director Anne Morrow reported that the Wells Fargo account had \$135,872.02 at the beginning of the month. She also broke down the Texas Comptroller's monthly sales tax allocation of \$31,591.84. OTSID received \$10,000 for payments from a previous time period. A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve January 2026 bookkeeper's report. The report was unanimously approved as presented.

6. To receive, discuss and approve the January Investment Officer's Report for December.

Director Anne Morrow reported that the TexPool Investment account had \$173,533.01 at the beginning of January with \$562.25 interest earned. A motion was made by Director Anne Morrow and seconded by Director Dannette Mostyn to approve the January 2026 Investment report. The motion was unanimously approved as presented.

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

OTSID Office Administrator Arlecia Thomas presented quarterly visitor's bureau report. A total of 1,303 visitors visited the Bureau and museum in the months of October through December, 1,053 were state visitors, 250 were out of state visitors with 54 out of the country. The visitors came from 30 different states and 16 different countries. No action was taken.

8. To receive and discuss the Visitor's Center Report.

HFTH – The train was a big success with long lines and excited children throughout the season.

Tourism – There are no tours scheduled for January. The committee will resume active solicitation of tours for 2026. The committee is working on developing a excursion for 5 and 4-star hotels in the Spring & Woodlands that can be given to their guests or groups to provide them with a way to spend their open time in OTS. They are also working on getting limos to transport them.

There has been a steady stream of requests for visitor guides through the website. The guides can also be sent electronically.

Committee meetings will resume to start working on events for 2026.

Local Community Promotion – There are OTS Car Windo Decals and visitor guide available to distribute individuals, festivals, local businesses and hotels. Please see Vance Fellers if you are interested in receiving some to distribute. The Committee will continue to distribute them to hotels. No action was taken.

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

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

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

President Seth Sanders presented the following projects for 2026: museum restroom roof repairs, paint museum stage, and work on getting the gator fixed. The Board will be prepared to vote on whether or not to buy a new golf cart at the next Board meeting. The golf cart place owes \$700. No action was taken.

11. To review, discuss and take action on beautification projects within the District.

A motion was made by Director Anne Morrow and seconded by Dannette Mostyn to spend \$1,300 with Eliseo to beautify the front entrance of Old Town Spring with new heartier flowers. Once the freeze snap is over the Board will revisit the entrance again for any change outs.

12. To review, discuss and take action on lamp posts, including repairs.

No action was taken.

13. To review, discuss and take action on Home for the Holidays.

No action was taken.

14. To receive a report from Harris County Commissioner Precinct 3's office.

No action was taken.

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

The Board went into closed session at 10:27am and came out at 11:00am.

16. 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 went into closed session at 10:27am and came out at 11:00am

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

The Board chose not to go into closed session pursuant to Government Code §551.074 to discuss personnel matters.

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 chose not to go into closed session pursuant to Government Code §551.089 to deliberate regarding security assessments or deployments.

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 11:01am.

ATTACHMENTS

- 1. February Investment Report**
- 2. February Bookkeeper Report**
- 3. January 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

February 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>
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
January 31, 2026	\$546.76	3.6880%	1.00	\$174,079.77

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.




 Anne Morrow Financial Officer


 Arlecia Thomas, OTSID Office Administrator
 Prepared Report for Financial Officer

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February BOOKKEEPER REPORT

SALES TAX REVENUE—February 2026 -- \$41,023.96 **Decrease of \$12,183.21**
Total Fiscal Year—2024-2025-- \$53,207.17
Total Fiscal Year---2023-2024-- \$35,557.44

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

AVERAGE THIS FISCAL YEAR: (11 months) \$32,361.46

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 February 1, 2026--\$131,225.51

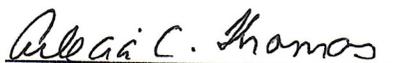
Balance in TexPool Investment Account as of February 1, 2026--\$174,079.77

All invoices except for the water invoices for February 2026 have been paid. Due to a water company transition error all invoices were not generated on time.

Respectfully submitted,



Anne Morrow
Financial Officer



Arlecia Thomas
Office Administrator



Old Town Spring Improvement District
Check Detail
January 2026

Type	Name	Account	Paid Amount
Extraordinary	Home Depot Credit Services	PP&E Tools	495.80
Extraordinary	Amazon	Office Supplies	19.03
Extraordinary	Ace Hardware	Tools	233.82
Extraordinary	Prime ITS, Inc.	Maintenance & Updates	69.00
Extraordinary Total			817.65
Monthly	Nexus Disposal	Trash/Recycle	0.00
Monthly	Wells Fargo	Safety Deposit Box	0.27
Monthly	United States Treasury	Payroll Liabilities	1,434.34
Monthly	AT&T*	Telephone/Internet	169.80
Monthly	EFECTV	Marketing/Advertising	5,573.25
Monthly	EFECTV	Marketing/Advertising	4,589.25
Monthly	Wex Bank	Fuel	92.33
Monthly	EFECTV	Marketing/Advertising	1,003.25
Monthly	NRG Energy	Streetlights	698.30
Monthly	NRG Energy	Electricity/Office	289.33
Monthly	Intuit Payroll Services	Intuit monthly fee	22.73
Monthly	everOn/ ADT Commercial	Office Alarm	81.18
Monthly	NRG Energy	Streetlights	975.07
Monthly	Texas Water Utilities	Water	119.13
Monthly	Hyperchat Social	Social Media	1,920.00
Monthly	Payroll	Payroll	2,871.53
Monthly	Coveler & Peeler	Legal Fees	534.36
Monthly	Prime ITS, Inc.	Monthly Maintenance Fees	69.00
Monthly	Spring Preservation League	Parking Lease	2,300.00
Monthly	Payroll	Payroll	2,938.97
Monthly	Payroll	Payroll	2,687.98
Monthly	Xtreme Hygiene	Restroom Cleaning	540.00
Monthly Total			28,910.07
Petty Cash	US Postal Service-Spring	Postage	15.60