

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAL.COM

Annual Meeting June 1, 2019
Pavilion

APPEARANCE: Jeff Bertelsen-PRESIDENT, Seth Warner-VICE PRESIDENT, Sherry Hlanak-SECRETARY, Marsha Strickland-TREASURER, Bruce Shields-TRUSTEE

VISITORS: approximately 45-55 property owners

The meeting was called to order at 10:08am with a motion by President Jeff Bertelsen, VP Seth Warner seconded. Motion passed.

Jeff thanked everyone for attending the meeting. He explained that the purpose of the meeting was to address the items contained on the agenda, and added that there would be an Open Floor for property owners at the end of the meeting to voice questions or concerns so the board can take these into consideration.

Jeff introduced the members of the board. He also introduced new Administrative Assistant, Martha Hardwick. Martha will begin this position July 1st. Next, property owners were asked to introduce themselves.

The Minutes for May 2019 were approved, signed and posted.

Property owners were reminded that the next monthly meeting will be Sunday July 14 at 4pm.

Jeff announced that non-duplicable keys were being issued. He explained that these keys could not be taken to any store to be duplicated. The reason these keys were chosen was because of complaints over the past years of copied keys being passed out to people who didn't live in the Terrace. Locks at pool/boat ramp will be changed July 1. No extra keys were issued at the meeting but possibly at a later date. Everyone was reminded to also use the guest cards that were included with the keys.

Property owners were reminded that there are leash laws. Also, there is no trespassing on another owner's property including people with their dogs and ATVs. Food, smoking and alcohol are a few of the things that are not allowed at the pool.

An announcement was made for an IT person to take over the Terrace Website.

Jeff thanked Manda Lively for continuing to organize the Litter Committee and thanked all the members who have assisted Manda. Also, Jeff thanked Fran Hicks and Pete Smith for being in charge of the Flower Fund. Donations were taken for this fund.

Jeff also thanked Kathy Mays, Patricia Smith, Jackie Iden, Lisa Brewer and Marilyn Fowler for being on the July 4th and Terrace 50th planning committee. He added that Patricia and her daughter also decorate the entrance for holidays pointing out the banners at the Terrace entrance to celebrate the Terrace 50th Anniversary.

Coldspring Terrace Board of Trustees

Jeff Bertelsen – President- 281-309-1758
Seth Warner- Vice President- 281-387-8597
Sherry Hlanak-Secretary-936-653-3352

Marsha Strickland- Treasurer-936-662-5992
Bruce Shields-Trustee-713-899-0075

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The board also wanted to thank Kathy Mays, Gene Smith and Mark Hlanak who serve as ACC.

The board also wanted to thank Dawn Hill for providing the lunch for everyone.

Next, the board wanted to thank Marsha Strickland for her three years of service on the board as her term has ended.

Finally, our administrative assistant, Barbara Horner, had to resign for personal reasons in May. We truly appreciate Barbara for all her hard work! The board is very grateful to Bridgette Ousman who filled in as Acting Administrative Assistant.

Property owners were encouraged to email the board at ctpoiai@gmail.com to be added to Coldspring Terrace contacts in order to receive notices and to communicate with the board.

2018/2019 Financial Report

Treasurer Marsha Strickland gave the Treasury Report. The ending balance as of 1 July 2018 was \$20,815.48. Deposits to date 2018/2019 were \$43,683.25. Expenses to date 2018/2019 were \$48,691.25. Current balance as of 1 June 2019 is \$15,807.48.

Open Floor- Board

Jeff Bertelsen listed the Goals that were reached this year: *Streetlight at Rocky Creek Dr. and FM 1514. Many thanks to June Moore for her research to get this done. * Lights at the mailboxes, pool and boat ramp *New Electrical boxes at the Pavilion and Boat Ramp. *Ditches dug out

Future Goals:

More electrical and dirt work at the boat ramp - Remove the rotting table covers and replace with something else. We are still getting ideas and bids for the project and don't know the exact cost yet.

County Commissioner Laddie McAnally and the county are working to find a more permanent solution to the erosion of the bank along Rocky Creek Dr. and repair the bridge at the Terrace entrance. Many county funds have already been spent to resurface two streets in the Terrace. Many thanks to Laddie and his small crew for their continued support.

New Bylaws and Deed Restrictions: We want to see what sections get the most attention and make the changes accordingly. Teri Brown suggested a line by line vote. Hyland Packard suggested a mediation committee made up of past board members to help with the deed restrictions. The board will take these suggestions under consideration.

Open Floor-Visitors

*Kathy Mays wanted to remind everyone about the June 29th celebration.

*Ed Hays suggested having a neighborhood directory of the property owners. Jeff said the idea will be considered and that property owners would need to give their permission to be listed.

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Dawn Hill added that a directory would be good to have in case of emergencies and suggested a sign-up sheet at the meeting to give permission.

*Randy Gilmore expressed concern about the ditch at his property that doesn't drain and the debris washing down to his property. The board will look into it.

*Another property owner suggested the boat ramp picnic area be made into additional parking.

*Fran Hicks discussed the Flower Fund and asked for donations.

*One property owner suggested not blowing grass clippings into the street when mowing, and it is the property owner's responsibility to mow the easement.

*One property owner asked about the county digging steep ditches. The board will check into this as the board does not determine the depth of the ditches.

*One property owner asked about the status of getting another swing set. The board found that the cost for a commercial grade swing set, the monthly cost of having it inspected and the overall liability to property owners would be a huge cost that would not serve the interest of the majority of property owners.

Voting Results were announced by Acting Administrative assistant, Bridgette Ousman. Lewis Fowler received **69 votes**, and Janet Sweeney received **68½ votes**.

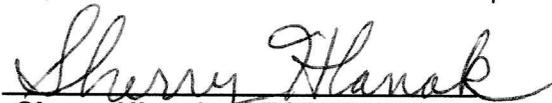
Luke Sweeny wanted to make a closing remark that after his twenty years in the Terrace, it is still the best place to live!

Motion to Adjourn made by Jeff Bertelsen at 10:59am, Bruce Shields seconded. Motion passed.


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