

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446
CTPOIAL.COM

Coldspring, Texas 77331
CTPOIAL@gmail.com

11th October General Meeting Minutes
Pavilion Office

APPEARANCE: Bruce Shields-PRESIDENT, Sherry Hlanak-VICE PRESIDENT, Wanda Lindsey-SECRETARY, Lewis Fowler-TREASURER, Martha Hardwick-ADMINISTRATIVE ASSISTANT

ABSENT: Rusty Sherrouse-TRUSTEE

VISITORS: Mark Hlanak, Gene Lewis, Lisa Lewis, Marilyn Fowler, Glyn Taylor, Tom and Sherry Akeroyd, John and Deborah Williams.

Call to order. President Bruce Shields called the meeting to order at 3:03pm. Seconded by Treasurer Lewis Fowler.

Minutes from September were previously approved and posted on the community bulletin board. Signed minutes will be posted on the website.

Treasury Report

Administrative Assistant Martha Hardwick shared the Treasury Report. The ending balance as of August 31, 2020 was \$58,695.18 The ending balance as of September 30th, 2020 was \$58,842.71.

Receivables: 2020/2021 Maintenance Fees Collected through the month of September was \$41,650.00 with some property owners still being delinquent in paying their dues.

2020 Special Assessment Fees collected through the month of September was \$11,750.00

Total Number of Delinquent Property Owners: 41 -The current total includes maintenance and/or special assessment fees.

Reports of Officers/Committees

Home/Lot Improvement Requests: 1

Violation Letters: 0

Old Business

One property owner did not believe the voting process was conducted correctly regarding the Special Assessment. After acknowledging the property owner's concerns, the board

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Bruce Shields-President-713-899-0075

Sherry Hlanak- Vice President- 936-653-3352

Wanda Lindsey-Secretary-281-460-3717

Lewis Fowler-Treasurer-713-855-9050

Rusty Sherrouse-Trustee-281-813-2163

Martha Hardwick-Admin Asst.-713-805-5192

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requested the homeowner submit a legal response. The board asked that the legal response include the specifics of where the board failed to follow the correct process. However, the property owner failed to produce a credible legal opinion by his own deadline of October 1st, 2020 so the matter was dismissed.

Thank you and appreciation goes out to Rusty Sherrouse for removing the large tree from the water by the fishing pier.

Renny Hardwick and Bill Slovak has volunteered to help with boat landing repairs. Bruce Shields stated that he may be able to volunteer as well. The boat landing repairs are tentatively scheduled for March 2021.

Thank you and appreciation goes out to Lewis Fowler, Jim Iden, and Mark Hlanak for repairing the fishing pier.

Thank you and appreciation goes out to Jim Iden who helped prepare the picnic area at boat launch by the removing some of the picnic tables and covers. Bruce Shields also mentioned there were 3 other home owners that removed some of the tables as well.

It was previously mentioned that Jeff and Sherry Bertleson wanted the board to remind everyone they are invited to their annual Christmas party, December 5th from 5pm - 10pm...bring a covered dish.

New Business

Concrete work was completed at boat ramp and fishing pier area. The plan for dirt work was discussed. The board discussed that the goal is to back fill and build up the picnic area in a way that will direct water to drain toward the boat ramp. President Bruce Shields mentioned that the existing dirt pile in the area will be removed and utilized in the process.

Treasurer Lewis Fowler mentioned that there was a request by three property owners to consider planting trees in the picnic area. He asked if anyone had suggestions or recommendations regarding the types of trees. Visitors gave their input and made suggestions. A "Raintree" variety was mentioned and met with a positive response. A few Raintrees exist in the community and are appreciated for their fast growth rate and beauty. Other varieties will be considered as well and open for suggestion.

President Bruce Shields made a motion to adjourn the General Meeting at which time a property owner interrupted to voice his opinion on various matters. One matter was considered closed. This was due to not providing a credible legal opinion regarding the interpretation of the by-laws and deed restrictions in the most recent Special Assessment voting process. The homeowner also mentioned the cost involving a certified letter he sent to the board. He expressed that cost incurred in his decision to send a certified letter should

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be waived- he stated that he should not have to pay to communicate with the board. This was denied and the board stood by their decision that the Special Assessment matter was dropped. The homeowner expressed that the only time he would hire an attorney would be to file a suit. The homeowner also wanted clarification regarding the request for volunteers to help with the dirt work at the picnic area. He argued that the special assessment fund should cover this and that a request for volunteers should not have been made by the board. However the board cleared up this matter stating that the election for the special assessment was to raise funds for the necessary pool repairs and the concrete work at the boat launch. The special assessment did not include dirt work.

The homeowner requested the name of the company that performed the cement work at the boat launch at which time the information was provided to the homeowner by the board. A board member at that time wanted clarification regarding the homeowner's attempt to insinuate that free work was performed on his personal property by the cement company. The property owner admitted he had no facts and only a "perception."

Due to the disruption that ensued and the abrupt adjournment of the meeting, the board member did not have an opportunity to present the invoice for the concrete work that was completed by the cement company. The invoice presented by the board member showed that the cement company billed the board member separately from the work that was performed at the boat ramp. It was also noted that because the project was completed all at once, the overall cost of the concrete was lower.

Trustee Lewis Fowler made the motion to adjourn due to disruption at 3:29. Secretary Wanda Lindsey seconded the motion.

September 2020 Executive Meeting Summary

The board discussed pending quotes for D&O policy renewal.

Addressed collections and outstanding dues.

The board discussed getting additional bids for electrical work at pool.

Discussed ramp project plan to begin work.

Next Meeting is Sunday, November 1st 2020 at 3pm in the Pavilion Office.

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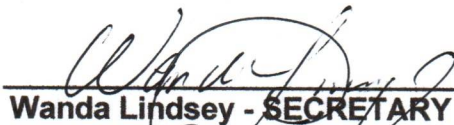
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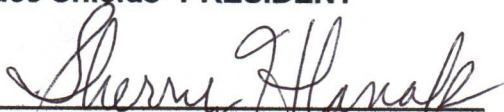
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Bruce Shields- PRESIDENT



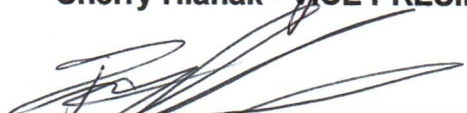
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