

Coldspring Terrace Property Owners Improvement Association, Inc.

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Board Meeting Minutes
October 12, 2025 | 3:00 p.m. | Pavillion Office

APPEARANCE: Gene Lewis (President), Aki Morita (Treasurer), & David Muecke – (Trustee)

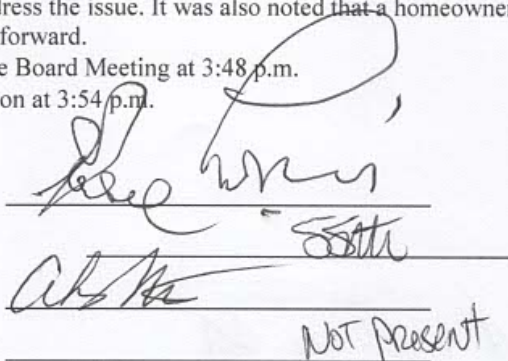
- The meeting was called to order at 3:00 p.m. by President Gene Lewis.
- The Board reviewed and approved the minutes from the September 12, 2025 meeting, which were subsequently signed by the Board members.
- Treasurer Aki Morita presented the financial report for the period of September 1 through September 30, 2025, noting a beginning balance of \$29,660.81 and an ending balance of \$27,451.47.
- There were no ACC requests during this period.
- The Board discussed fee collections and recognized the need to update the bylaws to authorize the levying and collection of fines. The discussion further highlighted the importance of establishing clear enforcement guidelines and ensuring due process for members subject to fines. The Board agreed to draft proposed bylaw amendments for review at a future meeting.
- Further discussion addressed necessary pool repairs, with particular attention to the replacement of two motors and updates required for the electrical panel to maintain proper function and safety.
- During the Homeowner discussion period, it was noted that several services and projects require re-evaluation and that updated bids should be obtained for comparison purposes.
- The pool service contract was also discussed during the Homeowner period, including concerns and suggestions related to its terms and performance. The Board acknowledged that it had previously considered obtaining new bids and continues to evaluate alternative options.
- The lawn maintenance contract was brought up during the Homeowner discussion, with comments regarding the quality and consistency of service provided.
- The community's insurance coverage was also discussed, focusing on current rates and coverage levels.
- Homeowners raised the topic of assessments for mailbox repairs and necessary maintenance. The Board reviewed the current condition of the mailboxes and acknowledged the need for repairs. The Board also expressed the need for new mailboxes to replace aging units. Various funding options, including potential assessments, are under consideration to determine the best approach.
- The need to amend the bylaws was again addressed, with the Board emphasizing the importance of updating governance documents to meet current needs. Plans for drafting and reviewing proposed amendments are underway.
- Finally, the topic of dredging was discussed in relation to the condition of the waterways and its potential impact on the community. The Board is exploring options regarding timing, costs, and contractor selection to effectively address the issue. It was also noted that a homeowner has volunteered to assist in developing a plan moving forward.
- Adjourned to the Executive Board Meeting at 3:48 p.m.
- Reconvened to Open Session at 3:54 p.m.
- Adjourned at 3:56 p.m.

Gene Lewis – **PRESIDENT**

Sid Smith – **VICE PRESIDENT**

Aki Morita – **TREASURER**

David Muecke – **TRUSTEE**



Not Present