

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAI.COM

September 9, 2018 Minutes
Pavilion

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

VISITORS: Donna and Robert Biba, Lewis Fowler, Barbara Ponter, Jackie and Jim Iden, Kathryn Schmidt, Ruby Long and daughter Karen, Dan Tucker, Lisa Brewer, Mark Hlanak, Kerry Hagan

President Jeff Bertelsen called the meeting to order at 5:04pm.

The Minutes for the August 12, 2018 meeting were previously approved and signed by the board. The minutes were posted on the community's web site and the community bulletin board.

Treasury Report

Administrative Assistant, Barbara Horner, shared the treasury report. The ending balance on August 31, 2018 was \$51,905.16. Treasury report was approved and is on file.

Receivables

The total outstanding accounts as of September 9, 2018 are \$15,933.83. There are 27 property owners delinquent for the 2018/2019 years with a combined total of \$5,637.50.

Old Business

President Jeff Bertelsen announced that the suit against a property owner has officially been dropped due to changes in Texas Property Codes which supersede our deed restrictions. Coldspring Terrace attorney, Kerry Hagan, added that all paperwork has been completed. Jeff reiterated that all deed restrictions will be equally enforced.

The board unanimously voted at the August, 2018 meeting to cancel the management firm. A letter was drafted, and President Jeff Bertelsen signed it at this month's meeting. Administrative Assistant Barbara Horner will mail it to the firm. Secretary Sherry Hlanak will be sending the violation letters.

Vice President Seth Warner is continuing to get the security cameras to work at the entrance to the subdivision.

Coldspring Terrace Board of Trustees

Jeff Bertelsen – President- 281-309-1758

Marsha Strickland- Treasurer-936-662-5992

Seth Warner- Vice President- 281-387-8597

Bruce Shields-Trustee-713-899-0075

Sherry Hlanak-Secretary-936-653-3352

Barbara Horner, Admin. Asst. 936-653-5931

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Trustee Bruce Shields met with the power company at the pavilion, and they had the dead tree cut down. Thank you to Lewis Fowler and Raymond Smith for getting the fallen tree down to the burn pile! Bruce will meet with the power company again to repair the street light on Park Ln.

New Business

President Jeff Bertelsen reminded property owners to review the 2003 Deed Restrictions until the 2019 Deeds are voted on.

The board voted whether or not to read letters aloud from two property owners about a fence. The board voted 4 to 1 to wait until more research and review is done.

Property owners brought up that the lights at the mailboxes and Coldspring Terrace entrance sign are not working again. Discussion was held about getting an electrician to come see what could be done to put up lights at the mailboxes and around the pool since it is so dark while the pool is still open. Safety is an issue. The suggestion to close the pool at 8pm each evening was agreed on since the pool season will end on September 30. Mark Hlanak and Lewis Fowler brought to the board's attention that there is a power source near the mailboxes and the office that can be used. Trustee Bruce Shields will check into this. Lewis Fowler will check into getting the pool lights repaired. Donna Biba also suggested getting a street light on "Killer Hill". The board will vote on more street lights later as each light would cost \$50 a month.

The board will make a decision on the new ACC at the next meeting.

President Jeff Bertelsen reminded everyone that he welcomes comments on the deed restrictions that are being drafted for 2019. Once the **first** draft is completed, all property owners will have the chance to review them and make a list of suggestions, etc. Every effort is going to be made to ensure that all property owners have a voice. If anyone would like to review the Texas Property Codes, which will be reflected in the 2019 deeds, Bruce Shields recommended buying the latest Texas Property Code book. He stated that those found online might not be current. When it is time to take a vote from everyone, Barbara Horner stated every comment and vote sent in will be time stamped.

Resident Lisa Brewer brought up the safety issue at the swing set. She suggested posting weight limit signs of 60lbs to avoid injuries. Robert Biba commented that the baby swing had a frayed rope. It has since been removed for safety reasons. After further inspection, the board has decided to remove the swing set altogether.

The board discussed the discolored signs at the pool and boat ramp. New ones might be purchased when the beautification project begins later this year and early next year.

Residents are encouraged not to feed the deer as this only encourages them to stay in Coldspring Terrace and multiply! The Cape has been suffering from a deer "population explosion" for years and had several deer roundups. These roundups are necessary as the deer

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can become aggressive and attack property owners. This has happened in the Cape. They also carry ticks with Lyme disease. More importantly, they attract other predators such as wolves, coyotes and cougars. A cougar was spotted in Coldspring Terrace in 2010 and 2016 as well as wolves and coyotes.

Jeff reminded all property owners to submit the proper paperwork for Home Improvements BEFORE they sign a contract and pay money toward their project, even for fences and driveways. The ACC and the Board will review your request as quickly as possible.

Bruce met with the county and reported that only the bridge coming into the Terrace had fallen trees that were blocking the culvert and needed removal.

Donna Biba has called the county to finish mowing around the reflectors along Rocky Creek. She encouraged others to call them as well.

Robert Biba suggested utilizing emails to get the news out to all property owners about meetings, events or other news. Please contact a board member if you haven't updated your email address yet. Jeff added that the meeting minutes could even be emailed to everyone reminding everyone that they will still be posted on our website.

Donna Biba thanked Treasurer Marsha Strickland for posting the sign at the entrance to remind everyone about the meeting.

Dan Tucker brought up concerns about people speeding on our roads. Suggestions included additional speed limit signs. He also brought up the deterioration of some of our roads which the county maintains. Everyone was encouraged to call the county to report this. Dan also suggested that some trees along the streets need trimming as the limbs scratch cars passing through.

Bruce and Jeff discussed the costs of different materials for resurfacing the parking by the mailboxes and at the boat ramp where it is washing out from the rains.

The issue of outsiders using our boat ramp was brought up. Lewis Fowler suggested getting the keys that cannot be duplicated. They cost more but wouldn't have to be changed every year like the keys are changed now. Barbara Horner stated we would need 175 keys and 4 locks. Lewis will check on the cost. Lisa Brewer explained that the key cards would involve someone being available 24/7 in case a card didn't work. The cards could also deteriorate if left in a hot vehicle. Dan Tucker asked if it would be appropriate for our residents to question anyone using the ramp to make sure they are property owners and/or their guests. Jeff assured him that would be appropriate and reminded everyone that you get a member card when you get your keys. This card should be displayed on the dashboard of your vehicle if you are using the boat ramp. This also includes the pool. If you don't think they belong, you can question them or contact a board member.

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Residents are reminded that if they don't pay their dues, they won't get a key for the pool and boat ramp.

Lewis Fowler is going to put together a proposal for the boat ramp beautification project. Jeff Bertelsen offered his architectural skills to help plan.

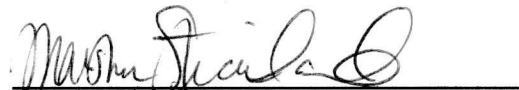
Coldspring Terrace Community Garage Sale is October 13th from 9am until 3pm.

President Jeff Bertelsen made a motion for the General Meeting to adjourn at 6:23pm. Treasurer Marsha Strickland 2nd the motion. Motion passed.



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