

Coldspring Terrace Property Owners Improvement Association, Inc.

331 Timber Drive, Coldspring, TX 77331
www.ctpoi.ai.com | Coldspring-Terrace-Board@GoogleGroups.com

Board Meeting Minutes August 10, 2025 | 3:00 p.m. | Pavillion Office

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

- The meeting was called to order at 3:01 p.m. by Gene Lewis, President.
- The Board Minutes from the July 13, 2025 meeting were approved and signed by the Board.
- Treasurer Aki Morita presented the financial report for the period of June 30 to July 31, 2025, noting a beginning balance of \$22,777.37 and an ending balance of \$24,877.83.
- No ACC requests were approved by the Board.
- President Gene Lewis informed the Board of the potential sale of the bus/lot area, noting that there are some interested buyers. Treasurer Aki Morita advised that he will obtain a comparable market analysis from a realtor. Vice President Sid Smith added that the sale would need to be posted publicly and handled through a sealed bid process. Vice President Sid Smith then made a motion to proceed with the sale of the property with a minimum bid set, which was seconded by Renny Hardwick.
- President Gene Lewis reminded the Board that, under Texas state law, all refrigerators must be secured to prevent public access. He emphasized that refrigerators should be properly locked or zip-tied to ensure compliance.
- The Board discussed the potential sale of the dog park and the pool with surrounding property, the proposed relocation of mailboxes to the boat launch area contingent on the property sale, and the consideration of additional fees for pool, boat launch, and pier access.
- The Board clarified that the burn pile next to the pool area is not for personal use. It is designated solely for trees, logs, and wood collected from lots owned by the association following heavy storms. Residents are asked to dispose of their personal trash or wood through the regular garbage service.
- During the Homeowners Open Forum, the following topics were discussed:
 - A concerned homeowner raised a discussion regarding the pool bill. The Board responded that the extra charges were due to maintenance issues, including the replacement of circuit breakers and an inspection conducted by a certified pool technician.
- Adjourned to the Executive Board Meeting at 3:53 p.m.
- Reconvened to Open Session at 4:08 p.m.
- Adjourned at 4:10 p.m.

Gene Lewis – **PRESIDENT**

Sid Smith – **VICE PRESIDENT**

Aki Morita – **TREASURER**

David Muecke – **TRUSTEE**







