

***Coldspring Terrace***  
***Property Owners Improvement Association, Inc.***

Post Office Box 446      Coldspring, Texas 77331  
CTPOIAI.COM      CTPOIAI@gmail.com

**19 May 2019 General Meeting**  
**Pavilion**

**APPEARANCE:** Seth Warner-VICE PRESIDENT, Sherry Hlanak-SECRETARY, Bruce Shields-TRUSTEE

**ABSENT:** Jeff Bertelsen-PRESIDENT, Marsha Strickland-TREASURER

**VISITORS:** Tom and Sherry Akeroyd, Mark Hlanak, Lewis and Marilyn Fowler, Patricia Smith, Kathy Mays, Jim and Jackie Iden, Grant Wells, Robert and Donna Biba, Gene Lewis, Lisa Brewer

Vice President Seth Warner called the meeting to order at 4:00pm. Seconded by Secretary Sherry Hlanak.

The Minutes for the April, 2019 Meeting were previously approved and signed by the board. The minutes were posted on the Common Area bulletin board. They were emailed to those who had email addresses on file.

**Treasury Report**

Secretary Sherry Hlanak shared the treasury report. The ending balance on April 30, 2019 was \$21,395.55. Treasury report was approved and is on file.

**New Business**

There was 1 violation letter sent in May. More letters will be sent for yard maintenance, power washing, and general clean up around properties. We are trying to allow for the rain we have been getting every week to stop.

There were 3 Home/Lot Improvement Requests since the April meeting.

VP Seth Warner reminded everyone about the Annual Meeting Saturday, June 1. That will be the only meeting in June. The next monthly meeting will be July 14 at 4pm. He also asked if there were questions about Annual Meeting packets. There were no questions.

Kathy Mays reminded everyone about the Saturday June 29<sup>th</sup> Celebration for the Coldspring Terrace 50<sup>th</sup> Anniversary 12pm -2pm along with the July 4<sup>th</sup> Celebration with the 10am and 6pm Golf Cart Parades to celebrate July 4<sup>th</sup>. We plan to meet at the Pavilion around 11am where we will salute all our veterans. Also, the history of Coldspring Terrace will be shared, and there will be food and games at the Pavilion afterwards. She is looking for someone who can do face painting! The parades will also be held on Thursday, July 4<sup>th</sup>

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***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

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for those who will be here that day as well. Invitations will be passed out at the Annual Meeting Saturday, June 1<sup>st</sup>. The committee wants to get an idea of who plans to attend. In case of rain on June 29, the 50<sup>th</sup> celebration will be included with the July 4th parades on Thursday, July 4<sup>th</sup>.

The non-duplicable keys were ordered. The first one will be free if you are up to date on all Maintenance Fees starting June 1. We are reviewing extra keys at this time. Donna Biba brought up that decals for vehicles were issued in the past and cards. Sherry Hlanak stated that the cards will still be issued and hopes that members will use them.

VP Warner reiterated that the board still wants input for bylaws and deed restrictions. Kathy Mays, Donna Biba and Jackie Iden suggested showing a comparison of what is stated now and what it might be changed to for a better understanding. No one submitted written suggestions about the proposed restrictions and bylaws at this meeting. Tom Akeroyd asked why the discussion from April was not in the April Minutes. He stated that the meeting was adjourned and seconded by a board member. Then, the discussion began. Secretary Sherry Hlanak explained that the discussion was to be informal, and there will be more discussions. VP Seth Warner stated that the purpose of the discussion was because he and Jeff Bertelsen had discussed even on the prior board that there were so many different issues with the Bylaws and Deed Restrictions that they thought the best thing to do was to come up with Bylaws and Deed Restrictions that everyone could agree on. That's the reason there was a discussion at the April meeting because the board legitimately wanted to hear what everyone had to say. Changes will be made accordingly. That was the purpose. Mr. Akeroyd was still concerned that other property owners who were not at the meeting wouldn't know which ones were discussed. Seth said they were given the opportunity to submit their questions as well. Specifically, if you have a question, if anyone has a question it should be discussed and changed accordingly. Not everyone necessarily would have the same question. Mr. Akeroyd said his question was answered.

There is a need for an IT oriented person to take over the Terrace Website. Let us know if you're interested. This will also be announced at the Annual Meeting.

There are some updates from the county commissioner: As soon as the rain stops the county will be black topping Magnolia. The county is also looking for solutions to fix the erosion on Rocky Creek Dr.

There was discussion of the needs for the boat ramp. Jim Iden stated the dirt level is too high around the picnic area and dirt in high spots can be pulled back to level the area where the picnic table covers are located. Also, dirt needs to be brought in to repair the whole parking area. Kathy Mays asked about a new structure. Lewis Fowler mentioned someone in town that could build a pavilion type structure.

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Someone asked if the new cameras were working. Seth replied that they were. Tom Akeroyd asked about the old cameras. These were placed in the office.

Barbara Horner, our administrative assistant, has felt the need to formally resign her position for personal reasons. We will be taking application letters and/or resumes for Administrative Assistant. The deadline is Wednesday, May 29 to allow for training before and after the Annual Meeting. A job description has been posted at the bulletin board and emailed. In the meantime call a Board member if you need assistance.

Kathy Mays expressed concern about dead tree limbs over the roads. Property owners need to see if they have dead limbs that need to be removed for everyone's safety.

A property owner expressed concern about a house in disrepair, and the board said they will look into it.

VP Seth Warner made the motion to adjourn at 4:32pm. Trustee Bruce Shields seconded. Motion passed.

absent  
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**Jeff Bertelsen - PRESIDENT**

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**Sherry Hlanak - SECRETARY**

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**Seth Warner - VICE PRESIDENT**

absent  
\_\_\_\_\_  
**Marsha Strickland – TREASURER**

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**Bruce Shields - TRUSTEE**

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