

***Coldspring Terrace***  
***Property Owners Improvement Association, Inc.***  
Post Office Box 446      Coldspring, Texas 77331  
CTPOIAL.COM

JUNE 2, 2018  
PAVILLION, ANNUAL MEETING

**APPEARANCE:** Sid Smith-PRESIDENT, Robert Biba-SECRETARY, Seth Warner-TRUSTEE, Barbara Horner-ADMINISTRATIVE ASSISTANT

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

**VISITORS:** Approximately 45-55 property owners

**PRE-MEETING:** Prior to the official meeting start Sid Smith thanked everyone for attending the meeting and introduced the members of the board, explaining that Jeff Bertelsen and Marsha Strickland were unable to attend. Sid also apologized for the error in timing of the recent Deed Restriction vote process. He also shared that there would need to be a year between any new proposed restrictions to take place. Sid asked all visitors to stand and introduce themselves and share how long in the Terrace. Many shared why they located or owned property in the Terrace. Sid asked property owners to stay active in the community, attend monthly meetings and communicate in writing any ideas and/or concerns.

Candidates present were introduced and given an opportunity to share information about them. In turn, property owners were given an opportunity to ask questions of the three candidates present.

Robert Biba stated that there would be no additional meeting in June and that the next monthly board meeting would take place on the second Thursday in July. He also stated that locks would be changed on the pool and boat launch on July 1. He asked all property owners be respectful of Barbara Horner in obtaining keys and paying their annual dues. He also reminded people of the leash laws as well as trespassing on other owner's property. Personal safety while on the roads in the community also be observed. Robert requested folks sign up for the ACC and that the community needed additional applicants for a Pool Person to open/close the pool daily.

**Official Meeting**

Meeting was opened at approximately 11:25 AM with a motion by Robert Biba, Julio Cart seconded.  
Motion Passed!

A property owner, wanted to recognize Manda Lively for all her efforts of picking up litter in the community and the need for additional volunteers to keep our community clean.

The minutes for the May 2018 meeting had not been approved and were pending two more signatures from board members.

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*Coldspring Terrace Board of Trustees*

Sid Smith - President - 281-995-9313

Marsha Strickland - Treasurer - 936-662-5992

Jeff Bertelsen - Vice President - 281-309-1758

Seth Warner - Trustee - 281-387-8597

Robert Biba - Secretary - 281-638-6630

Barbara Horner, Administrative Asst.

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**2017/2018 Financial Report**

Barbara Horner-Administrative Assistant gave the Treasury Report. The ending balance on July 1, 2017 was \$16,690.42. Deposits to date 2017/2018 were \$43,752.13. Expenses to date are \$37,778.39. Current balance as of June 2, 2018 is \$23,664.16. Delinquent accounts total \$10,660.

**Open Floor-Board**

Secretary, Robert Biba, stated he would like to see major improvements at the boat launch area park with tearing down current structures and leveling, adding new improvements as envisioned by property owners. He added that funds may be needed by raising the current association fees and/or special assessment.

**Open Floor-Visitors**

The floor was opened to property owners.

\*One property owner suggested bringing back the fish pond for kids to utilize.

\*Another property owner asked about the burn pile. It was shared that it was now in the low spot behind the pavilion. Only yard waste and wood without nails or metal should be dumped and burned.

\*Someone asked about the large pine tree near the pool and pavilion. Sid shared that bids were received for \$800 and \$600 and the new board would need to determine moving forward. Bruce Shield suggested the community explore Sam Houston Electric Co-Op to cut the tree as it was near power lines.

\*Sherry Bertelsen suggested that volunteers might reduce the cost of updating the boat launch area park.

\*Rick Carballo questioned the cameras at the entrance. Sid explained the need as well as the reason they were put in place.

\*Brenda Ards asked if break-ins were reported on the web site. She also suggested we have a deed restriction committee to monitor the community.

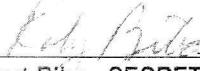
A motion was made by Seth Warner to end the meeting at 11:45AM. Sid Smith seconded! Motion Passed!

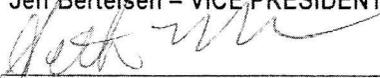
**Voting Results**

Sid Smith announced the results with Sherry Hlanak and Bruce Shields receiving a majority of the votes!

  
\_\_\_\_\_  
Sid Smith - PRESIDENT

ABSENT  
\_\_\_\_\_  
Marsh Strickland - TREASURER

  
\_\_\_\_\_  
Robert Biba - SECRETARY

ABSENT  
\_\_\_\_\_  
Jeff Bertelsen - VICE PRESIDENT  
  
\_\_\_\_\_  
Seth Warner - TRUSTEE

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