

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAI.COM

MARCH 7, 2018 MINUTES
PAVILLION MEETING ROOM

APPEARANCE: Sid Smith-PRESIDENT, Jeff Bertelsen-VICE PRESIDENT, Marsha Strickland-TREASURER, Seth Warner-TRUSTEE, Robert Biba-SECRETARY, Barbara Horner-ADMINISTRATIVE ASSISTANT, ACC Representative, Mark Hlanak

VISITORS: Jack Abbott

A motion was made to open the meeting at 7:03 PM by Secretary, Robert Biba. Jeff Bertelsen seconded. Motion Passed!

The minutes for the February 2018 meeting were approved and would be 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 February 28, 2018 was \$33,404.45. Treasurer Report was approved! A current comparison over the same time last year showed a balance increase of \$2727.82.

Receivables

The total current year outstanding accounts due July 1, 2017 are \$2379.93 as of March 7, 2018, with 10 property owners delinquent. Delinquent for all years including the 2017/2018 year total \$10,856.11.

Old Business

Robert Biba updated the Board on the pier and boat dock work in progress by TBT Remodeling. Work had been started, but re-evaluated. The company is to reduce their estimate due to a change in structural scope of the work. All should be completed by mid-month based on weather.

The Board continued discussion on delinquent property owners who have failed to pay the community what it is owed. A motion was made by Jeff Bertelsen to move forward with liens on those property owners delinquent for more than one year. Robert Biba seconded! Motion passed!

The group finalized the Nominating Committee for this year's 2018/2019 election of trustees. The committee would be responsible for acquiring names for those who would consider running for the upcoming position being vacated by Sid Smith as his term ends in June. Sid Smith, Barbara Horner, and Jack Abbott have volunteered to serve on the committee. The deadline for those running is May 1.

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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Hogs have been done extensive damage to the open areas by the pool and pavilion. The hogs appear to have moved on. The Board approved the expense to relevel the area!

Sid Smith updated the group on the response from the sheriff department ticketing or impounding abandoned vehicles and boats that have been sitting on multiple properties within the community. These vehicles appear to have no current license/titles. Letters have been sent to several property owners with those property owners ignoring request to remove them. Further action by the Board will be forth coming!

Sid also shared that the security camera and DVR have been returned and were repaired under warranty. They would be re-installed when weather permitted!

New Business

New Deed Restrictions were finalized by the Board and would be going out to property owners in the next week. Voting documents and a letter would accompany the new Deed Restriction document. The new document is more concise and page number reduced from 24 to 14. The group also discussed the need to raise HOA fees in the near future!

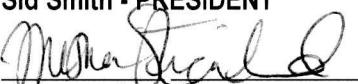
Seth Warner expressed concern of the lack of light at FM1514 and Rocky Creek as well as lighting by the mail boxes. Sid and Jeff volunteered to research solar lighting for both locations.

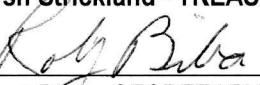
Robert shared concerns about a damaged sign by the boat launch as well as replacing the light at the boat launch with an LED fixture. Jeff Bertelsen made a motion to contact the same contractor who replaced the pier lights to have him replace the boat launch light. Robert Biba seconded! Motion passed!

There were no "Lot/Home Improvement Request" submitted requiring approval!

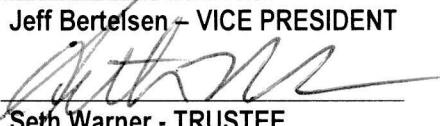
A motion was made by Secretary, Robert Biba, to adjourn the meeting at 8:12 PM. Seconded by Jeff Bertelsen. Motion passed!



Sid Smith - PRESIDENT


Marsh Strickland - TREASURER


Robert Biba - SECRETARY



Jeff Bertelsen - VICE PRESIDENT


Seth Warner - TRUSTEE

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