

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446
CTPOIAI.COM

Coldspring, Texas 77331
CTPOIAI@gmail.com

19 January 2020 General Meeting Minutes
Pavilion Office

APPEARANCE: Jeff Bertelsen-PRESIDENT, Seth Warner-VICE PRESIDENT Sherry Hlanak-SECRETARY, Lewis Fowler- TRUSTEE, Martha Hardwick-ADMINISTRATIVE ASSISTANT

ABSENT: Bruce Shields-TREASURER

VISITORS: Mark Hlanak, Jim and Jackie Iden, Gene Lewis, Lisa Brewer,

President Jeff Bertelsen called the meeting to order at 4:09pm. Seconded by Secretary Sherry Hlanak.

Minutes from November 2019 were approved and signed by the board. The Minutes were posted on the Common Area bulletin board and posted on the website.

Treasury Report

Administrative Assistant, Martha Hardwick, shared the Treasury Report. The ending balance as of November 30, 2019 was \$33,824.68. The ending balance as of December 31, 2019 was \$31,804.77. The Treasury Report was approved and signed.

Receivables

The total for outstanding accounts is \$13,655.39. There are 19 property owners who are delinquent in paying their Maintenance Fees.

Reports of Officers/Committees

There were 2 Home/Lot Improvement Request since the last meeting.

No Violation Letters were sent this winter but will continue soon.

Old Business

The board will get more bids for re-plastering the pool. Heavenly Blue Pools gave a bid of \$10,750. Hopefully, this work can be done this fall 2020.

New Business

Coldspring Terrace Board of Trustees

Jeff Bertelsen – President- 281-309-1758
Seth Warner- Vice President- 281-387-8597
Sherry Hlanak-Secretary-936-653-3352

Bruce Shields-Treasurer-713-899-0075
Lewis Fowler-Trustee-713-855-9050
Martha Hardwick-Admin Asst.-713-805-5192

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The board discussed the boat ramp/picnic area proposed work. A property owner has offered to remove all of the tables and deteriorating table covers at no cost to the Association. The board agreed to this offer.

A bid of \$350 was given to spread dirt for the day, but this would need to be done before March. The board will get more bids. Possibly three loads of dirt might be needed to get the property to drain toward the lake.

The board discussed the problem with unleashed dogs in Coldspring Terrace. Property owners are reminded that there are leash laws in San Jacinto County.

The board gave the Proposed 2020 Deed Restrictions update. Changes are almost completed.

Two board positions will be open in June for Jeff and Seth. If anyone is interested in running for the board, please let Martha know. Three candidates are needed to run for the two positions.

November 2019 Executive Meeting Summary

The board discussed sending letters to delinquent property owners. The letters were signed and will be mailed in November.

The board discussed Proposed Deed Restrictions and decided to mail them after the January meeting.

Next Meeting is Sunday, 9 February 2020 at 4pm in the Pavilion Office.

Motion to adjourn at 4:40pm was made by Jeff. Motion was seconded by Sherry.



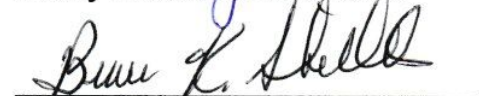
Jeff Bertelsen - PRESIDENT



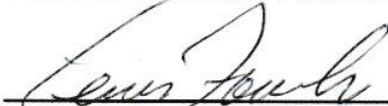
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