

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446
CTPOIAI.COM

Coldspring, Texas 77331
CTPOIAI@gmail.com

13th September General Meeting Minutes
Pavilion Office

APPEARANCE: Bruce Shields-PRESIDENT, Sherry Hlanak-VICE PRESIDENT, Wanda Lindsey-SECRETARY, Lewis Fowler-TREASURER, Rusty Sherrouse-TRUSTEE, Martha Hardwick-ADMINISTRATIVE ASSISTANT

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

Call to order. President Bruce Shields called the meeting to order at 3:02pm. Seconded by Secretary Wanda Lindsey.

Minutes from August were approved and signed by the board. The Minutes were posted on the Common Area bulletin board and will be posted on the website.

Treasury Report

Administrative Assistant, Martha Hardwick, shared the Treasury Report. The ending balance as of July 31, 2020 was \$50,422.63 The ending balance as of August 31st, 2020 was \$58,695.18. The Treasury Report was approved and signed.

Receivables

2020/2021 Maintenance Fees Collected as of September 14, 2020 was \$41,100.00 with some property owners still being delinquent in paying their dues.

2020 Special Assesment Fees collected as of September 14, 2020 was \$11,300.00

Number of Delinquent Property Owners: Awaiting outstanding payments for Special Assessment.

Reports of Officers/Committees

Home/Lot Improvement Requests: 1

Violation Letters: 2

New Property Owners: 2

Old Business

Discussed replacing pool signs prior to opening in May of 2021

Coldspring Terrace Board of Trustees

Bruce Shields-President-713-899-0075

Sherry Hlanak- Vice President- 936-653-3352

Wanda Lindsey-Secretary-281-460-3717

Lewis Fowler-Treasurer-713-855-9050

Rusty Sherrouse-Trustee-281-813-2163

Martha Hardwick-Admin Asst.-713-805-5192

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Property owners that were interested in the picnic tables and covers will be picked up once a portion of the gate is removed.

Bruce will meet with contractor after meeting to review scope/process of cement/dirt work and contact someone to remove a section of the metal fence to allow access to remove tables and covers.

It was also mentioned that anyone in need of cement work is welcome to inquire/hire the contractor. This is offered in an effort to utilize their time in the area. The cement could be poured the same day it's delivered at the boat ramp. Contractor would charge for the cost of the cement but size of project would need be considered to ensure there is enough cement on the truck to meet the demand that day.

New Business

Some of the boards on the fishing pier are in need of replacement. A property owner at the meeting mentioned that there are some areas that could be potentially dangerous. Bruce will contact someone to try and have boards replaced this week.

Bruce to follow-up on gate repair for the pool and fishing pier.

A property owner mentioned that she had noticed some exposed nails at the dock fender/bumper area that needs to be addressed. Martha mentioned that she will look into materials to repair.

August 2020 Executive Meeting Summary

The board discussed D & O policy renewal

Reviewed policy on property owners purchasing extra keys. Also discussed that by property owners returning old keys it can help keep cost down.

Rusty and Lewis may be available to pressure wash and seal the deck under the pool pavilion this fall.

Discussed posting a notice to notify property owners that the tables and huts would be available to those interested on a first come first serve basis. Would need deadline for removal. This will take place after Labor Day.

Next Meeting is Sunday, October 11, 2020 at 3pm in the Pavilion Office.

Vice President Sherry Hlanak moved to adjourn at 3:33pm. Secretary Wanda Lindsey seconded the motion.

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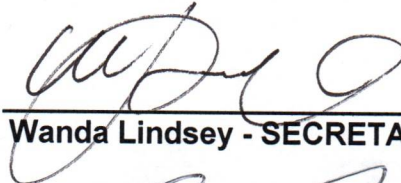
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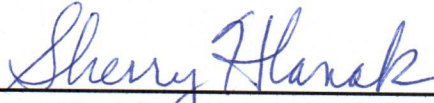
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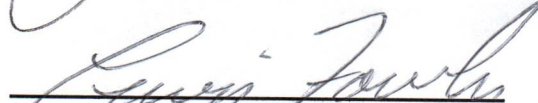
Bruce Shields- PRESIDENT



Wanda Lindsey - SECRETARY



Sherry Hlanak - VICE PRESIDENT



Lewis Fowler- TREASURER

Absent

Rusty Sherrouse- TRUSTEE

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