

Coldspring Terrace Property Owners Improvement Association, Inc.

331 Timber Drive, Coldspring, TX 77331
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Board Meeting Minutes April 12, 2026 | 3:00 p.m. | Pavillion Office

APPEARANCE: Gene Lewis (President), Sid Smith (Vice President), Aki Morita (Treasurer) & David Muecke (Trustee)

- The meeting was called to order at 3:01 p.m. by Renny Hardwick and Mark Hlanak.
- The Board reviewed and approved the minutes from the March 8, 2026 meeting. The minutes were subsequently signed by the Board members.
- Treasurer Aki Morita presented the financial report for the period of February 27 through March 31, 2026. The report reflected a beginning balance of \$14,138.46 and an ending balance of \$10,008.71.
- The Architectural Control Committee (ACC) reported that one request was received during this period.
- President Gene Lewis provided an update on the Security Camera Policy for the pool area, including discussion of camera placement, concerns regarding neighboring privately owned cameras directed toward the pool, and consideration of appropriate restrictions. As an additional precaution, protective film has been installed on the pool gates in areas where such cameras are directed.
- President Gene Lewis confirmed the implementation of a \$25.00 amenity key fee, effective July 1, 2026, and advised that new keys will be available for purchase at the Annual Meeting on June 6th. The amenity key will grant access to the pool, boat ramp, and dock areas.
- President Gene Lewis advised that the mailbox area has been repaired and requires minor paint touch-ups.
- President Gene Lewis reported that the pool requires electrical maintenance. Renny Hardwick advised that he will complete the necessary repairs, and Patty Rosado will contact SHECO this week to arrange for the maintenance work.
- President Gene Lewis, along with the Board, presented a proposal for the pool to be open from May 15 through September 15, with operating hours from 9:00 AM to 8:00 PM, and closures on Tuesdays and Wednesdays for maintenance as a cost-saving measure.
- President Gene Lewis provided a status update on the pier/dock repairs, noting that several boards need to be replaced and the lighting fixtures require updating, including the purchase of necessary lighting materials.
- President Gene Lewis and the Board advised to explore the use of collection agency services to assist in recovering outstanding and delinquent funds.
- President Gene Lewis and the Board proposed transitioning general monthly meetings to a quarterly schedule due to low attendance, in an effort to better allocate time, energy, and financial resources.
- President Gene Lewis issued a reminder for all owners to ensure their contact information, including email addresses and phone numbers, is up to date in PayHOA.
- President Gene Lewis reported that two candidates have submitted their interest for the two open Board positions for the June 2026 election. Candidate bios were provided during today's meeting, and attendees had the opportunity to meet one candidate, Kristina House, who briefly addressed attendees during the meeting. The Board remains open to receiving additional candidate submissions; interested owners are encouraged to submit a brief biography via email to Coldspring-Terrace-Board@googlegroups.com no later than April 30, 2026.
- The Board's next meeting will be held on Sunday, May 10, 2026, at 3:00 p.m.
President Gene Lewis announced that the 2026 Annual Meeting is scheduled for Saturday, June 6, 2026.
- The meeting was adjourned at 3:36 p.m. by President Gene Lewis.

Gene Lewis – *President*

Sid Smith – *Vice President*

Aki Morita – *Treasurer*

David Muecke – *Trustee*







