

Coldspring Terrace
Property Owners Improvement Association, Inc.
Post Office Box 446 Coldspring, Texas 77331
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FEBRUARY 8, 2018 MINUTES
PAVILLION MEETING ROOM

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

ABSENT: Jeff Bertelsen-VICE PRESIDENT

A motion was made to open the meeting at 7:00 PM by Secretary, Robert Biba. Marsha Strickland
seconded. Motion Passed!

The minutes for the November 2017 meeting were previously approved and were posted on the
community's web site and the community bulletin board. There was no December or January meeting!

Treasury Report

Administrative Assistant, Barbara Horner, shared the Treasury Report. The ending balance on November
30, 2017 was \$39,801.49; December 31, 2017 was \$36,420.73. The January 31, 2018 balance was
\$35,801.21. Treasurer Report was approved! A current comparison over the same time last year showed a
balance increase of \$3883.97.

Receivables

The total current year outstanding accounts due July 1, 2017 are \$2732.69 as of February 8, 2018 with 10
property owners delinquent to date for all years including the 2017/2018 year totaling \$10,856.11.

Old Business

During the October meeting the board agreed to address some repairs and cleaning of the pier. During
November deck boards were replaced along with power washing and sealing. Lights were also replaced at
the entrance and end of the pier. The board also discussed that the pier might only have a couple more
years of life expectancy due to weathering and rotting boards and that financial planning might be in order.
In the short term it was determined that bids were needed to do addition bracing to stabilize and
replacement of wood as well as some structural repair of the boat dock platform as well. Bids were
acquired and a motion was made and approved to utilize TBT Remodeling to complete the repairs at a cost
of \$2220.

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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The Board continued discussion on a delinquent property owner who has failed to follow through on a payment program. The property owner is delinquent in excess of \$2300. The group agreed foreclosure proceeding may be in order and that determination would be drawn at the next meeting.

New Business

The group discussed the need to form the Nominating Committee for this year's 2018/2019 election of trustees. Robert Biba shared the bylaws requiring that a committee of three be named by the March meeting as well as all nominees for the board named by the May 1. Sid Smith and Barbara Horner volunteered to serve on the committee with only one additional volunteer needed.

Hogs have been doing extensive damage to the open areas by the pool and pavilion. The board has located a trap in the area with no results. The board discussed taking further action to possibly allow hunting with bow and crossbows to alleviate the problem. Sid volunteered to take on the challenge of eliminating the nuisance.

Sid Smith updated the group with discussion around 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. Follow up 209 letters giving thirty days' notice would go out to those in violation.

Robert Biba opened discussion of the need to raise HOA fees to help address future improvements in the community, i.e. Improvements to Pier/Picnic Area as well as save for the pier replacement in the next several years. Robert felt raising annual fees would be better than a huge special assessment. The current annual fee has not changed in many years. The consensus was that an additional \$25 per lot might be reasonably approved by the property owners in the near future.

Robert also shared concerns about several street signs missing or broken. Sid volunteered to reach out to the county to address the issue.

Sid updated the board on current pending litigation!

The board approved a new maintenance contract with the current lawn service at the current contractual price effective in March.

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

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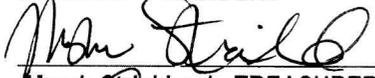
6 compliance letters were sent over the last several months with one certified letter unreturned or acknowledged. They included violations around painting and home repair as well as fence built in violation.

Thanks and appreciation goes out to Raymond and Pat Smith as well as Robert and Terri Brown for their co-ordination of the Holiday decorating at the entrance in December.

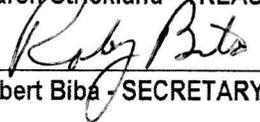
A motion was made by Secretary, Robert Biba, to adjourn the meeting at 7:58 PM. Seconded by Marsha Strickland. Motion passed!



Sid Smith - PRESIDENT



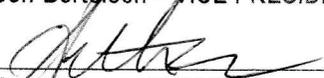
Marsh Strickland - TREASURER



Robert Biba - SECRETARY

Absent

Jeff Bertelsen - VICE PRESIDENT



Seth Warner - TRUSTEE

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