

***Coldspring Terrace***  
***Property Owners Improvement Association, Inc.***  
*Post Office Box 446 Coldspring, Texas 77331*  
*CTPOIAL.COM*

**MAY 11, 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, ACC Representative Gene Lewis

**VISITORS:** Sherry Hlanak, Bruce Shields

A motion was made to open the meeting at 7:07 PM by Secretary, Robert Biba. Seth Warner seconded. Motion Passed!

The minutes for the April 2018 meeting were pending approval and would be posted on the community's web site and the community bulletin board as soon as all had signed.

**Treasury Report**

Administrative Assistant, Barbara Horner, shared the Treasury Report. The ending balance on April 30, 2018 was \$26,469.45. Treasurer Report was approved! A current comparison over the same time last year showed a balance \$2485.34 more than prior year.

**Receivables**

The total current year outstanding accounts due July 1, 2017 are \$2525.13 as of May 11, 2018, with 9 property owners delinquent. Delinquencies for all years including the 2017/2018 year total \$10,650.05 with 16 property owners delinquent.

**Old Business**

Sid Smith expressed concern around a tree requiring trimming near the pool. It was determined that the tree may actually need to be cut down. Sid and Robert agreed to each get bids. If reasonable it would be eliminated.

During the March and April meeting Seth Warner expressed concern over the lack of lighting at the mail boxes. Sid and Jeff had volunteered to research solar lighting. Sid shared he found a solar light for the purpose and Jeff also found lights for the sign at FM 1514. Jeff agreed to purchase the lights and install.

Sid introduced conversation around the pool description of work for the daily cleaning and upkeep, along with opening and closing responsibilities. Barbara Horner decided to allow someone else to pick up those responsibilities with the upcoming 2018/2019 season. The group discussed posting for the position. Robert volunteered to post it on the bulletin board and web site.

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*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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### **New Business**

The group discussed the agenda for the upcoming Annual Meeting. One board member shared that they would be unable to attend. A board member also expressed concern over the proxy and the statement of law referencing Texas 209 law. It was also brought up about who would take over the "website" and other responsibilities with the 2018/2019 year. The group agreed to defer the decisions to the new board.

Sid asked the administrative assistant, Barbara Horner, to update the group on sales and transfers of properties the past 12 months. It appeared the assets valued near three million dollars. Sid related the needs to protect our property values through deed enforcement. Sid also added that several homes were in need of mold /algae abatement. Robert Biba also added that there were additional deed restriction violations that needed to be addressed, i.e. lawn mowing. Robert agreed to take photos and pass them on to Management Firm for violation letters.

Discussion occurred around cleaning around the boat launch and the potential need for a burn pile. Robert felt any burn pile would be an eye sore to property owners within sight of it. He also brought up that the area of the former burn pile was weeding over as the mowing service was unable to mow due to the numerous nuts, nails, bolts, iron and other metal scattered around the area. Marsha mentioned she had a large magnet to help address. A motion was made by Jeff Bertelsen that a burn pile be located in the low area west of the pool and that the pile be burned at least two times per month. Seth Warner seconded. Motion passed!

The Board wanted to recognize Karl Johnson for mowing his neighbor's yard.

The Board also wanted to recognize Gary Hick for hauling off offensive rubbish at the pool pavilion during the opening of the pool season.

An incomplete "Lot/Home Improvement Request" was submitted to the ACC by a property owner. There was repeated discussion around its incompleteness and whether the request met the current deed restrictions. It was moved to Executive Session as the property owner had already made the improvement without approval and may require legal consideration.

Seth shared the continued need for pool chases. A motion was made by Robert to allow the expense of up to \$100 per chair for 4 chairs. Seth seconded! Motion passed!

Gene Lewis expressed desire to withdraw from the ACC. Mark Hlanak also decided to step away from the position. Visitor, Sherry Hlanak, voiced that the community was losing two valuable members. The Board agreed and thanks them both for the dedicated and diligent service over the many years.

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Visitor, Sherry Hlanak, shared concern about an email distributed by a property owner and former board member endorsing certain candidates for the upcoming election of trustees. She felt it was inappropriate, as several property owners with limited knowledge, thought he was still on the board, even though that individual has been off the board almost two years.

Visitor, Bruce Shields, also supported Mrs. Hlanak's view on the email. The board present stated that he had done the same. He stated he only sent out mailed letters! Mr. Shields also expressed opposition that the board was adjourning to Executive Session and that all items should be open except salaries and litigation.

A motion was made by Secretary, Robert Biba, to adjourn the general meeting at 8:06 PM. Seconded by Jeff Bertelsen. Motion passed!

**Executive Session**

An executive session was opened by a motion from Robert Biba at 8:06 PM. Jeff Bertelsen seconded! Motion passed!

Discussion took place around on-going litigation and potential additional litigation as well as a counter suit being brought before the Board.

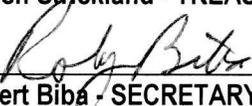
The group debated the need for an internal audit. Sid Smith requested the Board to approve a non-public internal audit review of the Coldspring Terrace financial records, to include the years 2016-2017 and 2017-2018. Request was denied by a majority vote. A motion was made by Jeff Bertelsen to allow the new Board in July to determine any need for an internal audit. Marsha Strickland seconded. Motion Passed!

The board voted on how the board would vote any proxies that property owners assign for the June 2 election.

A motion was made to end the Executive Session at 9:11 PM by Robert Biba. Jeff Bertelsen seconded! Motion passed!

  
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Jeff Bertelsen - VICE PRESIDENT  
  
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Seth Warner - TRUSTEE

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Marsh Strickland - TREASURER  
  
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Robert Biba - SECRETARY

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