

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446
CTPOIAI.COM

Coldspring, Texas 77331
CTPOIAI@gmail.com

8 March 2020 General Meeting Minutes- Pavilion

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

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

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

Minutes from February 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 January 31, 2019 was \$29,665.77. The ending balance as of February 29, 2020 was \$28,070.97. The Treasury Report was approved and signed.

Receivables

The total for outstanding accounts is \$12,908.94. There are 17 property owners who are delinquent in paying their Maintenance Fees.

Reports of Officers/Committees

There was 1 Home/Lot Improvement Request since the last meeting.

No Violation Letters were sent for February but will continue soon.

Nominating Committee volunteer, Lisa Brewer, will begin her search for candidates to fill the 2 positions that will be open in June. Jeff reminded that maintaining a Board of Directors is crucial as the other alternative would be to hire a Management Company which would result in higher Maintenance Fees for every property owner.

Old Business

Pool re-plaster bids to date: Heavenly Blue Pools \$10,750, Backyard Oasis bid \$21,400 and St. Croix will be sending a bid soon.

Mowing Bids: Rudy who we are using now bid \$1,000 for 4 times a month since the deeper ditches require more time to weed eat as opposed to the mowing he was able to do before. Another bid for 4 times a month was \$900, and another was \$974 a month. The board will discuss.

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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Dirt and concrete work bids: The Board is waiting to hear. One bid was \$12,000 but would be a more permanent fix so that no more work would be needed in the future.

New Business

Dawn Hill, Coldwell Banker-Goehrs Group, has graciously offered to provide the main dish again for this year's Annual Meeting June 6.

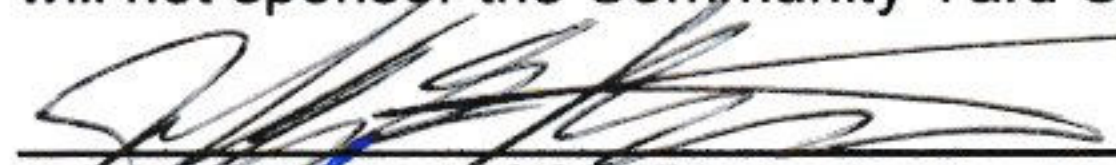
An explanation of the Special Assessment needed to re-plaster the pool and the dirt and concrete work at the boat ramp will be included in the Annual Packet. Records show that the pool has never been re-plastered, only acid washed with updates to bring it to code. If the Special Assessment does not pass to make the needed pool repairs, the time lapse could result in the pool being closed indefinitely, and the loss of this amenity would lower property values. The reserve funds need to be maintained for emergency repairs. (i.e. electrical work that was done over the past two years)

Sid Smith asked to review the neighborhood records and do his own non official audit at his own expense. The board said as long as he covers his own costs, we had no issue in having a property owner review the books.

Next Monthly Meeting will be Sunday, April 19, 2020 due to Easter Sunday being April 12th. Motion to adjourn at 4:35pm was made by Seth. Motion was seconded by Jeff.

February Executive Meeting Summary

The board will get more bids for dirt work and concrete work at the boat ramp. Deed Restrictions will be printed next week and mailed soon after. Annual Meeting packets will be mailed by Saturday May 2nd if not before. Annual meeting is Saturday June 6. A brief explanation of the **Special Assessment** will be included in the Annual Meeting packets. The board is waiting on more pool re-plastering bids. The board will not sponsor the Community Yard Sale this fall.



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