

***Coldspring Terrace***  
***Property Owners Improvement Association, Inc.***

*Post Office Box 446*  
*CTPOIAL.COM*

*Coldspring, Texas 77331*  
*CTPOIAL@gmail.com*

**Annual Meeting - June 6, 2020 Pavilion**

**APPEARANCE:** Jeff Bertelsen-PRESIDENT, Seth Warner-VICE PRESIDENT, Sherry Hlanak SECRETARY, Bruce Shields-TREASURER, Lewis Fowler-TRUSTEE

**VISITORS:** There were approximately 50-60 Members in attendance.

The meeting was called to order at 10:13am with a motion by President Jeff Bertelsen. Treasurer Bruce Shields seconded. Motion passed.

Jeff thanked everyone for attending the meeting. He explained that the purpose of the meeting was to address the items contained on the agenda and added that there would be an Open Floor Q & A for property owners at the end of the meeting to voice questions or concerns so the board can take these into consideration.

Jeff introduced the members of the board. He reminded that he and VP Seth Warner have completed their three-year terms. We thank them for their service! Jeff also introduced candidates Ed Arrich and Jessie Haan who were present. Candidates Rusty Sherrouse and Wanda Lindsey were unable to attend.

Property owners were reminded that the next monthly meeting will be Sunday July 12<sup>th</sup> at 3pm at the Pavilion office.

The announcement of a quorum was made.

The Minutes for May 2020 were approved, signed and posted.

**Open Floor-Board**

President Jeff Bertelsen discussed the Board Actions of 2019/2020: Electrical work was completed at boat ramp. Electrical lines were re-routed away from the huts and picnic tables. New signs were purchased for the pool and boat ramp.

**Future Goals:**

Future goals will be to repair the pool and boat ramp area and getting the Deed Restrictions amended.

Jeff announced that the non-duplicable keys had been successful. There were no complaints of non-residents having keys to access the Common Areas. He explained that these keys could not be taken to any store to be duplicated. The reason these keys were chosen was because of complaints over the past years of easily duplicated keys being passed out to people who didn't live in the Terrace. Locks at pool/boat ramp will be changed July 1st.

Guest cards were included with the keys. Guests of Property Owners should have these with them when using the Common Areas.

**2019/2020 Financial Report**

Treasurer Bruce Shields read the Financial Report and Budget for 2020/2021. Ending balance as of April 30, 2020 was \$23,065.63. Ending balance as of May 31, 2020 was 21,625.92.

In the 1<sup>st</sup> Quarter of fiscal year 2019 there were 22 property owners with outstanding balances totaling \$14,774.53. As of June 1, 2020, that number has gone down to 12 property owners with outstanding balances in the amount of \$9,796.27. As of June 5, 2020, Administrative Assistant Martha Hardwick had collected \$4,978.26 in delinquent assessments.

Jeff requested that all ballots for the election of officers should be turned in at this time.

**Reports/Volunteers for Committees**

Jeff called for reports from volunteers and thanked them for their service to the community.

**Terrace Flower Fund-** Thank you to Fran Hicks and Pete Smith for being in charge of flower fund. Fran explained the purpose of this fund is to send sympathy cards or flowers to Terrace families and that donations are welcome.

**Anti-Litter Committee-** Thank you to Manda Lively for heading the Litter Committee, and thanks to all the members who have assisted Manda! Manda said that if you would like to be added to this committee, please contact her.

**Nominating Committee**-Thank you to Lisa Brewer Lewis for gathering the candidates for this years' election. In March we'll need Volunteers for the new Nominating Committee for the 2020-2021 election of Board of Trustees.

Jeff discussed the recent Deed Restrictions vote. The board is still hopeful that Coldspring Terrace will be able to amend the 2003 Deed Restrictions to bring them up to date. The 2020 Deed Restrictions reflect new laws and Texas Property Code which are important and beneficial to maintaining standards in Coldspring Terrace.

Jeff announced that the **Annual July 4<sup>th</sup> Golf Cart Parade** will be Saturday July 4<sup>th</sup> at 10am and 6pm. All are invited to decorate Golf Carts, ATVs, etc. to show your patriotism. Participants are asked to meet at 9:45 am and 5:45 pm at the boat ramp where the parade will begin and end.

Property Owners were reminded to follow Swimming Pool and Boat Ramp rules that are posted at these sites. Food, smoking, parties and alcohol are a few of the things that are not allowed in the pool area.

Also, remember that you can reserve the Pavilion for parties for a \$50 deposit. This is just for the Pavilion. You can't reserve the pool, but you can use the pool. Contact Administrative Assistant Martha Hardwick for reservations. Your \$50 deposit will be returned to you after the Pavilion/Pool Manager inspects to see that all trash has been taken away.

Jeff reminded everyone that if you are planning to make any exterior changes to your property, you need to fill out a Home/Lot Improvement Request. Please give the board 45 days to review. However, the board will always try to approve your changes as soon as possible. This form can be printed from the Coldspring Terrace website [ctpoiai.com](http://ctpoiai.com).

Non-duplicable keys will be issued starting today. Remember, Common Area locks will not be changed until July 1st. Please be respectful of Martha. Call or email her for an appointment when getting keys and paying your annual dues. You will not get a key unless you have a zero balance for Maintenance Fees. No extra keys can be purchased today.

You may donate your 2019/2020 non-duplicable keys back to the Association **after** July 1<sup>st</sup> to be retooled for next year to reduce the cost of new keys. Martha will have a container to deposit these after July 1<sup>st</sup>.

Please remember that San Jacinto County has leash laws for dogs. Property owners are also reminded that there is no trespassing on another owner's property.

Jeff discussed Golf Cart and ATV safety. No one under age 16 is lawfully permitted to drive these on Texas public roads, and the Terrace roads are public. The board is not responsible to police this. However, the Sheriff could ride through and give a citation to underage drivers. He also reminded that the speed limit is 20mph for all vehicles. There have been complaints of speeds over the limit. Also, drivers should stop at all street corners. The county had mentioned that they were going to place stop signs at all corners, but it is not known when they plan to do this. Jeff also wanted to let neighbors know that there is a course for jet ski safety. He encouraged parents to check into this course online. There are laws involving young jet ski drivers.

Many thanks to David Hill for creating our new website: **CTPOIAI.com**. Please check this site regularly for announcements, meeting minutes, forms, pictures, contact info, etc.

Voting results were announced for the two new board candidates. Wanda Lindsey and Rusty Sherrouse will be the two new board members.

Jeff discussed the work for the pool and boat ramp area and the importance of getting this done for safety issues as well as protecting property values. The 2013 Bylaws were reviewed and explained about Special Assessments. After discussion with some property owners, a vote was taken by ballot.

Voting results were announced for the Special Assessment. It passed.

### **Open Forum- Visitors**

One property owner believes there are leash laws for cats. The board will research to see if that applies in San Jacinto County.

One property owner suggested not blowing grass clippings into the street when mowing, and it is the property owner's responsibility to mow the easement.

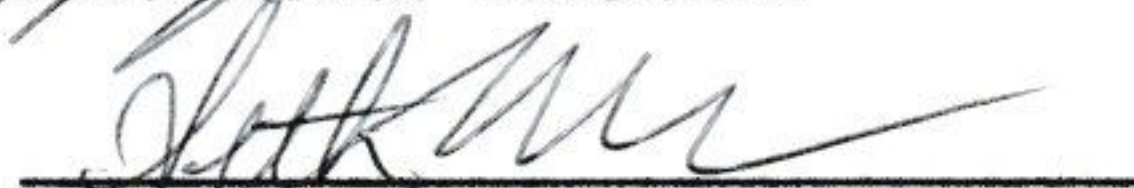
One property owner asked what was being done to collect from delinquent property owners. The board stated that a lien will be placed on that property after steps have been taken to collect.

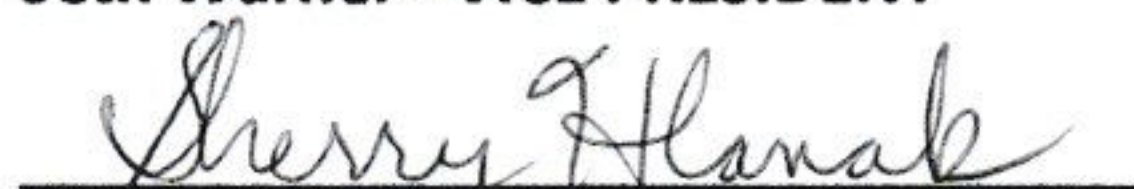
One property owner asked about putting crushed quartz at the mailbox parking area. The board will look into doing this.

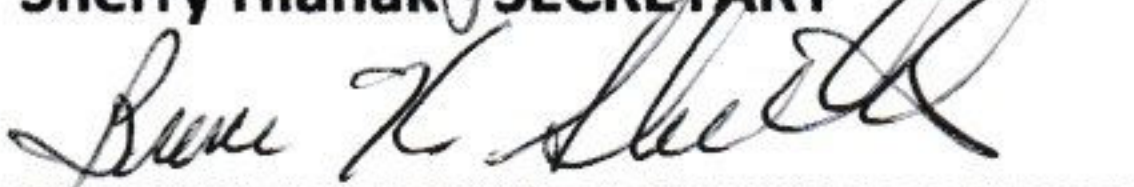
One property owner asked about the pool cleaning procedure. The board will look into that procedure and will discuss this with the pool cleaning company.

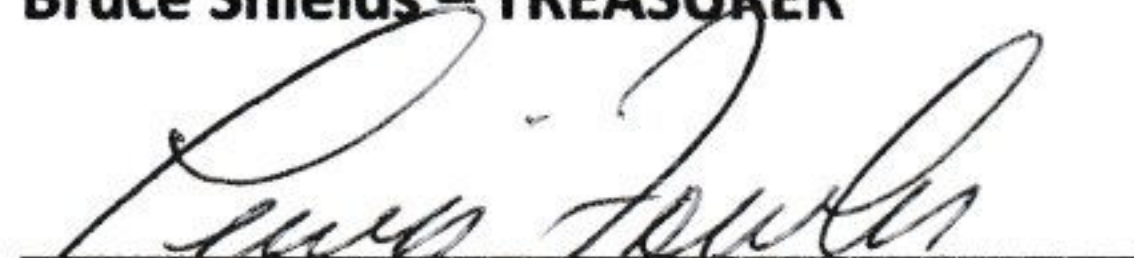
President Jeff Bertelsen made the motion to adjourn at 11:35pm. Treasurer Bruce Shields seconded the motion. Motion passed.

  
\_\_\_\_\_  
**Jeff Bertelsen - PRESIDENT**

  
\_\_\_\_\_  
**Seth Warner - VICE PRESIDENT**

  
\_\_\_\_\_  
**Sherry Hlanak - SECRETARY**

  
\_\_\_\_\_  
**Bruce Shields - TREASURER**

  
\_\_\_\_\_  
**Lewis Fowler - TRUSTEE**

---

**Coldspring Terrace Board of Trustees**

Jeff Bertelsen – President- 281-309-1758	Bruce Shields-Treasurer-713-899-0075
Seth Warner- Vice President- 281-387-8597	Lewis Fowler-Trustee-713-855-9050
Sherry Hlanak-Secretary-936-653-3352	Martha Hardwick-Admin Asst.-713-805-5192