

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAL.COM

August 12, 2018 Minutes
Pavilion

APPEARANCE: Seth Warner-VICE PRESIDENT, Sherry Hlanak-SECRETARY, Marsha Strickland-TREASURER, Bruce Shields-TRUSTEE, Barbara Horner- ADMINISTRATIVE ASSISTANT

ABSENT: Jeff Bertelsen-PRESIDENT

VISITORS: Randy and Kathy Mays, Tom and Sherry Akeroyd, Sid and Linda Smith, Robert and Donna Biba, Jim and Jackie Iden, Lewis and Marilyn Fowler, Mark Hlanak

Vice President Seth Warner called the meeting to order at 5:05pm.

Treasury Report

Administrative Assistant Barbara Horner shared the Treasury Report.

Ending Balance July 31, 2018 was \$19,788.15.

Income 2018 Deposits \$0.

Expenses July 31, 2018 \$ <3918.35>

Ending Balance July 31, 2018 was \$15,869.80

***Deposits for 2018/2019 were \$37,921.20**

Register Balance as of July 31, 2018 is \$53,791.00

New Business

Seth Warner brought up that some residents had asked about getting the power company to put a light at the corner of FM 1514 and Rocky Creek Dr. Seth volunteered to check on the feasibility of doing this as a resident nearby was concerned about the light shining into their home at night. Since the design of the lights has changed to direct the light in a more downward direction, this might not be a problem for that resident now. The cost could be up to \$50 a month for the subdivision. The board will call for a vote after the research is done.

Next on the agenda was to call the county to clear the culverts at both bridges on Rocky Creek Dr. leading into our subdivision. Fallen trees and debris could possibly cause the bridges to fail with a large volume of water during a torrential downpour. Bruce Shields will call the county to see about getting this done. Jim Iden also brought up that holes in some of the roads in the subdivision are getting bigger and need attention from the county.

Coldspring Terrace Board of Trustees

Jeff Bertelsen – President- 281-309-1758

Marsha Strickland- Treasurer-936-662-5992

Seth Warner- Vice President- 281-387-8597

Bruce Shields-Trustee-713-899-0075

Sherry Hlanak-Secretary-936-653-3352

Barbara Horner, Admin. Asst. 936-653-5931

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Third on the agenda was to call the water company and telephone company to check on the exposed and stressed pipes in three areas in front of 450 Rocky Creek Dr. Seth Warner will call the two companies. Lewis Fowler also suggested getting the power company or telephone company to determine if a large limb had fallen across a power line or a telephone line at 540 Rocky Creek Dr. Lewis also brought up that the street light on Park Ln near the retaining pond was not working properly. Bruce Shields will talk to the power company about the two trees near the pool that need to be cut down. Lewis Fowler had volunteered to cut them down, but due to the proximity to the pool and pump house, the power company should be called. Lewis also stated that the mailbox lights were not working. Resident Mark Hlanak volunteered to look at the mailbox lights. After checking them, Mark said the lights had water in them. He was able to turn them on, but the photocell would not work to turn them on and off automatically.

The board discussed who will send letters to residents who have deed restriction violations. The managerial company is still being paid to do so at this time. Bruce Shields made the motion to cancel the managerial company. Seth Warner seconded the motion. The board voted unanimously to cancel them. Jeff Bertelsen will contact them. President Jeff Bertelsen and Vice President Seth Warner will send the letters in the future.

The board also discussed future ditch digging. Randy Mays, Robert Biba and Sherry Hlanak added that during extremely heavy rains, water comes over the roads and down driveways and lots sometimes washing soil away on property and at the boat ramp. The board agreed that an assessment is needed, and Bruce Shields will call the county to discuss the best option to help drain the water. Kathy Mays offered to check with someone in Camilla Cove as that subdivision had dredged creeks to help with drainage. Residents discussed the possibility of having Rocky Creek dredged to alleviate the drainage problem as silt has filled in much of the creek causing potential flooding problems in some homes along the creek. Also, in the past, boaters were able to use Rocky Creek as a safe harbor during sudden winds or storms. However, after heavy rains in the past few years, the entrance to Rocky Creek from the lake has been blocked by a sandbar along with heavy silt deposits along the creek itself.

Seth Warner reported that he had completed the edits of the Home Improvement Form that all residents must complete before making improvements. Seth also reported that he was half way through rewriting the Deed Restrictions that all residents will vote on in 2019. He will have them ready for the board to discuss soon. Tom Akeroyd voiced his concern that all deed restrictions be pursued or enforced equally. The board answered that all restrictions will be enforced. Seth Warner added that the new deed restrictions will reflect Texas state laws that have changed in recent years, which supersede our deed restrictions.

Also mentioned on the agenda was the property owner who brought his RV to camp on his lot the weekend of August 3-5. He was told that this was not allowed per Coldspring Terrace Deed Restrictions. He replied that he was not aware that this was a deed restriction violation.

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The status of the cameras was brought up by Randy Mays. He described how the cameras would have helped on Friday, August 3rd, to identify the person who dumped 10 pit bull puppies at the residence across the street from him. Pros and cons of the cameras were discussed as they are not working at this time and are no longer under warranty. Seth Warner volunteered to study the camera manual to see if he could get them to work. He also mentioned that he might be able to put another camera at his home which is near to where the cameras are now that would help in cases like this.

The board discussed activities for the future: Coldspring Terrace Community Garage Sale will be **October 13th**. Sherry Hlanak will post this on the bulletin board. A Progressive Dinner in September, a Fall Festival later in October and the Coldspring Terrace 50th Anniversary in March were discussed briefly. If anyone is interested in planning this, please let the board know. Robert and Donna Biba suggested that any residents who have been living in Coldspring Terrace for a number of years might have pictures they would like to share as part of the celebration. Further planning for this was tabled for the next monthly meeting.

Marsha Strickland will post a sign at the entrance of the subdivision about the monthly meetings to remind the property owners who come for the weekends. She will do this around the first of each month.

Discussion about the new ACC ended with the possibility of having four of the candidates serve together as ACC. Seth Warner will check guidelines to verify if there can be four ACC members instead of just two. The four members of the ACC would be Kathy Mays, Gene Lewis, John Williams and Mark Hlanak if this is in accordance to HOA guidelines.

Former board president Sid Smith wanted verification that the board was tabling an internal audit at this time. He reiterated that his wife, Linda Smith, would do the audit at no cost to Coldspring Terrace. Discussion was held as to whether or not an audit was needed as Coldspring Terrace is relatively small and a financial report is given at every monthly meeting. Administrative Assistant Barbara Horner questioned the need for the audit and asked why an audit had not been held in the past ten years. It was agreed that it would be the board's decision to do an audit or not.

The board began the discussion of the list of Deed Restriction Violations and Needed Repairs for some of the homes in Coldspring Terrace. Sherry Hlanak and Barbara Horner compiled a list of homes that are deteriorating along with other violations and lawns that need mowing. Property owners also contributed their lists to see if these were already on the board's list. Most of them were. Seth also suggested that we continue to have overgrown lots mowed and bill the mowing to that resident. He also added that two options should be presented to the property owner for failure to pay this cost back to Coldspring Terrace. The two options are: having a lien placed on their property or foreclosure of their property. The board confirmed that liens have been placed on properties already by past boards.

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