

Coldspring Terrace Property Owners Improvement Association, Inc.

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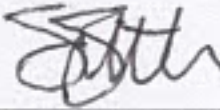
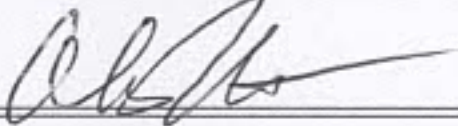
Board Meeting Minutes July 13th, 2025 | 3:00 p.m. | Pavillion Office

Appearances: Gene Lewis (President), Sid Smith (Vice President), and Aki Morita (Treasurer)

- The meeting was called to order at 3:04 p.m. by Gene Lewis, President.
- The Board Minutes from the June 7th, 2025 meeting were approved and signed by the Board.
- The Financial Report was presented by Treasurer Aki Morita. Aki provided a summary of income and expenses for the statement period of May 30, 2025 to June 30, 2025. Beginning Balance: \$7,468.21. Ending Balance: \$22,777.37.
- Renny Harwick presented the Architectural Control Committee Report. Renny provided updates on recent home and lot improvement applications and approvals. All projects were reviewed and approved in accordance with community guidelines. Three ACC requests were approved by the Board, and two new requests were reviewed during the Executive Session.
- President Gene Lewis introduced the newly elected members of the 2025–2026 Board of Directors. He also announced that Secretary Tyson Potter has stepped down from his position due to scheduling conflicts with his work responsibilities. At this time, the Board is not seeking to immediately fill the Secretary position, as it is currently able to function effectively with the existing members. However, the Board will consider filling the position in the near future as needed. The current Board consists of Gene Lewis serving as President, Sid Smith as Vice President, Aki Morita as Treasurer, and David Muecke as Trustee.
- The Board reviewed and discussed outstanding action items from the June 7, 2025 meeting, including Board action items and old business matters. Treasurer Aki Morita provided updates on several of these items, particularly those related to financial and administrative follow-ups. Specific topics reviewed included progress on pool repairs, the pavilion foundation and roof maintenance, alternatives for amenity key distribution, and the implementation of deed restrictions.
- During the Homeowners Open Forum, the following topics were discussed. An open floor session was held for homeowner questions and comments, with each speaker allotted up to three minutes. During the forum, several topics were discussed, including the fiscal budget balance, the placement of pool hours of operation signage by the gate, and the continuation of the PayHOA software for dues collection. Homeowners also expressed appreciation for the success of the recent 4th of July parade. The upcoming Fishing Tournament was addressed, with plans to continue depending on weather conditions. Concerns were raised about the pool cleaning company's performance and their failure to clean the pool properly. Discussion also included the water system tank replacement. President Gene Lewis clarified that the water system is managed by a private company and advised homeowners to contact the water company directly for any related issues. Additionally, President Lewis provided an update on the community's deed restrictions and bylaws, indicating that changes are forthcoming. He also addressed the current issue involving Airbnb rentals within the neighborhood.

- The Board adjourned to Executive Session at 3:45 p.m. to discuss confidential matters and internal governance issues.
- The Board returned to open session at 4:15 p.m. and approved three applications submitted to the Architectural Control Committee.
- There being no further business, the meeting was adjourned at 4:18 p.m.

Board of Directors

Name	Title	Signature
Gene Lewis	President	
Sid Smith	Vice President	
Aki Morita	Treasurer	
David Muecke	Trustee	