

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

Post Office Box 446  
CTPOIAL.COM

Coldspring, Texas 77331  
CTPOIAL@gmail.com

**1st November General Meeting Minutes**  
**Pavilion Office**

**APPEARANCE:** Bruce Shields-PRESIDENT, Sherry Hlanak-VICE PRESIDENT, Wanda Lindsey-SECRETARY, Lewis Fowler-TREASURER, Martha Hardwick-ADMINISTRATIVE ASSISTANT

**VISITORS:** Mark Hlanak, Jim and Jackie Iden, Bill and Kay Tate, Gene Lewis, Brent Wilson, Jim Mays

**Call to order.** President Bruce Shields called the meeting to order at 3:00pm. Seconded by Trustee Rusty Sherrouse.

Minutes from October were previously approved and posted on the community bulletin board. Signed minutes will be posted on the website.

**Treasury Report**

Vice President Sherry Hlanak shared the Treasury Report. The ending balance as of September 30, 2020 was \$58,842.71 Ending balance as of October 1<sup>st</sup> was \$46,762.60. Expenses for October 2020 were \$12,980.11.

**Receivables**

Income for the month of October was \$900.00

2020/2021 Maintenance Fees Collected through the month of October was \$41,650.00

2020 Special Assesment Fees collected through the month of October was \$12,650.00

**Reports of Officers/Committees**

Home/Lot Improvement Requests: 1

Violation Letters: 1

**Old Business**

Dirt work at the Boat Ramp/Picnic Area was discussed. Treasurer Lewis Fowler reported that we are awaiting two estimates from companies. President Bruce Shields will look into getting an additional estimate. Will follow-up that the individual/company is insured/bonded.

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***Coldspring Terrace Board of Trustees***

Bruce Shields-President-713-899-0075

Sherry Hlanak- Vice President- 936-653-3352

Wanda Lindsey-Secretary-281-460-3717

Lewis Fowler-Treasurer-713-855-9050

Rusty Sherrouse-Trustee-281-813-2163

Martha Hardwick-Admin Asst.-713-805-5192

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**New Business**

Open records policy was discussed. The board voted unanimously that the current open records policy needed to be updated so that it would be in line with the Texas Property Code.

Security cameras at the entrance does not have a policy in place. The board discussed and voted unanimously on a security camera policy.

**October 2020 Executive Meeting Summary**

Contracts and Insurance requirements for vendors were reviewed

Reviewed letter going out to property owner regarding deed violation and possible lien.

Decision was made to send out reminders to members that were delinquent in paying their dues. The reminders would encourage members to pay outstanding fees owed in order to avoid paying interest charges.

The board discussed that the overall increase in the D&O insurance was due to the previous board's spending of association funds on lawsuits.

The previous commercial liability insurance policy had incorrect information regarding the number of property owners resulting in an increase in the cost of the new policy.

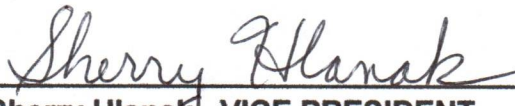
**Next Meeting** is Sunday, January 10, 2020 at 3pm in the Pavilion Office. There will be no meeting in December.

President Bruce Shields moved to adjourn at 3:14pm. Trustee Rusty Sherrouse seconded the motion.

*Absent*

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**Bruce Shields- PRESIDENT**

  
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**Wanda Lindsey - SECRETARY**

  
\_\_\_\_\_  
**Sherry Hlanak- VICE PRESIDENT**

*Absent*  
\_\_\_\_\_  
**Lewis Fowler- TREASURER**

  
\_\_\_\_\_  
**Rusty Sherrouse- TRUSTEE**

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