

Coldspring Terrace Property Owners Improvement Association, Inc.

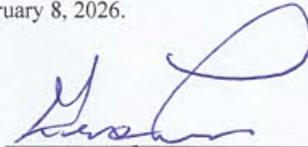
331 Timber Drive, Coldspring, TX 77331
www.ctpoi.com | Coldspring-Terrace-Board@GoogleGroups.com

Board Meeting Minutes
January 11, 2026 | 3:00 p.m. | Pavillion Office

APPEARANCE: Gene Lewis (President), & Aki Morita (Treasurer)

- The meeting was called to order at 3:01 p.m. by President Gene Lewis.
- The Board reviewed and approved the minutes of the November 11, 2025 meeting, which were subsequently signed by the Board members.
- Treasurer Aki Morita presented the financial report for the period of November 28, 2025 through December 31, 2025, noting a beginning balance of \$24,547.37 and an ending balance of \$16,238.25.
- There were no ACC requests during this period.
- President Gene Lewis advised that the association is not out of mailboxes. He personally visited with the local Postmaster, who confirmed that mailboxes are currently available. He further stated that it is the responsibility of the Coldspring Terrace Association to maintain, repair, and fix the mailboxes. At this time, the existing mailboxes require repairs and painting, but they still have several years of usable life remaining and do not need to be replaced. The association will be seeking bids for the necessary repairs. President Lewis also reiterated that mailboxes are designated for full-time residents only.
- Renny Hardwick advised that the pool pump is in need of maintenance. He will research the parts that require replacement and agreed to take charge of this matter, including ordering the necessary parts.
- The Board discussed updates to several areas of the bylaws, including fines, Airbnb, rentals, the appeals process, the pool, ramp, and pier areas, and foreclosure procedures.
- President Gene Lewis advised that he will speak with Rudy's Lawn Service, the association's contracted lawn service company, to determine whether they can repair or fill in the potholes near the mailbox area.
- President Gene Lewis advised that he will obtain a quote to repair the pavilion roof due to missing shingles.
- President Gene Lewis reviewed golf cart safety and riding guidelines and explained the applicable state laws. He advised that San Jacinto County does not currently have a specific policy regarding golf carts and that, as long as no one is injured, law enforcement does not take issue with their use. He also emphasized the importance of common-sense safety practices, including obeying posted speed limits, yielding to pedestrians and vehicles, avoiding reckless or impaired driving, and ensuring that golf carts are operated responsibly at all times.
- President Gene Lewis discussed lienholder placement requests submitted by Eastex Title Company and other title companies. After discussion, the Board unanimously agreed to charge an administrative fee of \$350 for each Subordination of Maintenance Lien submitted to the CTPOIAI admin.
- President Gene Lewis informed the Board that the lawn maintenance contract with Rudy's Lawn has been approved at the same rate.
- President Gene Lewis advised that the pool contract is currently under revision and that bids are being accepted.
- President Gene Lewis advised that the administrative services contract, as well as the pavilion and pool attendant contract, are currently under review.
- Admin, Patty De Freitas advised the Board and its members that CTPOIAI is currently seeking generous donations for the June 2026 Annual Meeting luncheon. A donation box will be placed on the table at each monthly meeting, or donations can be coordinated directly with Patty at (281) 773-0016. All monetary contributions are welcome, and she thanked everyone in advance for their generosity.
- The next meeting will be held on February 8, 2026.
- Adjourned at 3:49 p.m.

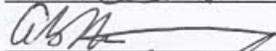
Gene Lewis – **PRESIDENT**



Sid Smith – **VICE PRESIDENT**



Aki Morita – **TREASURER**



David Muecke – **TRUSTEE**

