

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

Post Office Box 446      Coldspring, Texas 77331  
CTPOIAL.COM

17 March 2019 Minutes  
Pavilion

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

**VISITORS:** Jim and Jackie Iden, Tom and Sherry Akeroyd, Donna and Robert Biba, LeeAnn Currie, Luke and Janet Sweeney, Mark Hlanak, Lewis and Marilyn Fowler, Lisa Brewer, Gene Lewis, Jessica Hughes on behalf of Rob Johnson

President Jeff Bertelsen called the meeting to order at 4pm. Seconded by Trustee Bruce Shields.

The Minutes for the February, 2019 Meeting were previously approved and signed by the board. The minutes were posted on the Common Area bulletin board. They were emailed to those who had email addresses on file.

**Treasury Report**

Administrative Assistant, Barbara Horner, shared the treasury report. The ending balance on February 28, 2019 was \$28,051.22. Treasury report was approved and is on file.

**Receivables**

Total outstanding accounts as of March 17, 2019 are \$13,691.31. There are 15 property owners delinquent for 2018-2019 for a combined total of \$3027.75.

**Old Business**

The website is still under construction. In the meantime if you have a question please call a Board member or email us at [ctpoiai@gmail.com](mailto:ctpoiai@gmail.com). This will also be the email address for you to send comments about the Bylaws and Deed Restrictions.

The board listened to concerns about the washed out holes and the pier lights not working at the boat ramp Common Area. The board reported that some of the holes at the pier were filled in the past week. The breaker box will need to be replaced before the pier lights can be restored. Residents were informed that this project was delayed because of the rainy weather. The sign at the entrance of the boat ramp states to "Use the facilities at your own risk". For your safety, there should be no night fishing from the pier until the lights are

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***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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working. President Jeff Bertelsen suggested that a Special Assessment will be needed to make the necessary repairs for the entire boat ramp area. The plans for all of the repairs have been mentioned in previous meetings.

There was 1 Home/Lot Improvement Request in February that was approved.

No violation letters were sent in February because of the weather.

Thank you to Jackie Iden, Lisa Brewer and Raymond Smith who volunteered to be on the nominating committee. They are getting candidates to fill the one position that will be open in June. If you would like to run for the position, let the committee know.

**New Business**

The Board received the Draft of the Deed Restrictions and Bylaws from the attorney. They will be reviewed in the Executive Meeting. Later, they will be sent to property owners for review. The Board's main goal is to not rush these. We want to have Bylaws and Deed Restrictions that will pass in the first vote.

When voting for **Bylaws and Deed Restrictions**, it is one vote per owner regardless of how many lots that owner has. Travis Kitchens informed a former board of this when Travis was the Terrace attorney. The attorney this board is using also informed us of this.

The law was changed to 1 vote per owner for this vote because of a group of developers who still owned the majority of lots in a subdivision. These developers were able to change the deed restrictions to suit their own purposes at the expense of the other property owners. There is a case that supports this interpretation.

However, when voting for the election of board members or special assessments is 1 vote per lot. For example, if you have 5 lots you get 5 votes for these elections.

Luke Sweeney made the motion to adjourn at 4:26 pm. President Jeff Bertelsen seconded.

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