

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAI.COM

APRIL 4, 2018 MINUTES
PAVILLION MEETING ROOM

APPEARANCE: Sid Smith-PRESIDENT, Marsha Strickland-TREASURER, Seth Warner-TRUSTEE, Robert Biba-SECRETARY, Barbara Horner-ADMINISTRATIVE ASSISTANT, ACC Representative, Mark Hlanak

ABSENT: Jeff Bertelsen-VICE PRESIDENT

VISITORS: Sherry Hlanak, Bruce Shields

A motion was made to open the meeting at 7:00 PM by Secretary, Robert Biba. Seth Warner seconded. Motion Passed!

The minutes for the March 2018 meeting were approved and would be posted on the community's web site and the community bulletin board.

Treasury Report

Administrative Assistant, Barbara Horner, shared the Treasury Report. The ending balance on March 30, 2018 was \$29,676.54. Treasurer Report was approved! A current comparison over the same time last year showed a balance \$598.14 less than last year.

Receivables

The total current year outstanding accounts due July 1, 2017 are \$2525.13 as of April 4, 2018, with 9 property owners delinquent. Delinquencies for all years including the 2017/2018 year total \$10,650.05 with 16 property owners delinquent.

Old Business

Robert Biba updated the Board on the pier and boat dock work completed by TBT Remodeling. The company actual invoice came in lower than original estimate at \$1605.00 vs. \$2220.00 original estimate. Reduction was result of a reduction in the scope of work performed.

Sid Smith updated the group on abandoned vehicles and stated that one property owner had eliminated a vehicle and boat on their property with the sale of said property to a new owner.

Sid also shared that the security camera and DVR that were returned refurbished under warranty were re-installed by himself and Robert Biba. Equipment is now again fully functioning.

Coldspring Terrace Board of Trustees

Sid Smith - President – 281-995-9313

Marsha Strickland - Treasurer - 936-662-5992

Jeff Bertelsen – Vice President – 281-309-1758

Seth Warner – Trustee – 281-387-8597

Robert Biba - Secretary – 281-638-6630

Barbara Horner, Administrative Asst.

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During the March meeting Seth Warner expressed concern over the lack of lighting at the mail boxes. Sid and Jeff had volunteered to research solar lighting. Sid shared he found a solar light for the purpose. Robert Biba made a motion to spend up to \$60 on purchasing the light fixture. Seth Warner seconded. Motion passed!

The group re-visited a previous decision to file liens on all delinquent property owners delinquent over one year. Robert Biba made a motion to amend that decision to be "all property owners delinquent in excess of one year and over \$500 in delinquency". Motion was seconded by Seth Warner! Motion passed!

New Business

Barbara Horner informed the group on a recurring leak at the anti-siphon valve near the pool. Barbara would contact the company that installed the new valve last year and attempt to get them back to repair.

The Board agreed to open the pool for the season on Tuesday, May 1 and close the season Sunday, September 30th. Robert agreed to post a sign on the pool bulletin board.

Discussion occurred around contracts for the pool and common area maintenance. The group agreed contracts needed to include the scope of each contract in more detail. Sid Smith volunteered to help in working with current contracts and determine what specific services and duties all performed. He would relay that information at the May meeting.

Seth Warner pointed out that county street signs were still down in the community at several street intersections. Sid volunteered to contact the county.

Both visitors expressed interest in running for the board.

There was no "Lot/Home Improvement Request" submitted for approval!

A motion was made by Secretary, Robert Biba, to adjourn the general meeting at 7:40 PM. Seconded by Marsha Strickland. Motion passed!

Executive Session

An executive session was opened by a motion from Robert Biba at 7:40 PM. Marsha Strickland seconded! Motion passed!

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The Board discussed current names submitted by the nominating committee and potential additional people willing to place their names on the ballot. The group agreed to post a notice at the bulletin board as well listing qualifications and duties. Robert reminded the group that deadline for names, per the by-laws, is May 1. He also volunteered to write and post such notice!

Conversation took place around members who should be eligible to have their name placed on the ballot. According to the communities "by laws, member qualifications are dependent on being in good standing. There was disagreement amongst the board around the interpretation of "good standing", in respect to who is "eligible" to run for a position. One board member felt that anyone who wishes to be on the ballot should be able to do so, regardless of their "standing". Others felt that if a member was in violation of a deed restriction or in current litigation with the community that they should be "ineligible". The group could not come to a consensus.

The voting results of the 2018 Amended and Restated Deed Restriction were shared. The group shared disappointment that the proposed deed restrictions were rejected! A proposal was made to hold a property owners meeting in the upcoming weeks to get feedback as to what were the reasons for rejecting the document. In addition it would allow the board to provide clarity around the document. Robert would post the results of the vote on the web-site and bulletin board on Friday, April 6.

A board member shared their personal frustrations with-in the community and their feeling that perhaps many property owners really don't want many restrictions. In feedback they received, some in the community were objecting to restrictions they thought were new, but in fact already in the current deed restrictions. The board member also stated they felt current and previous restrictions were just not enforced. They felt that if the board or community did not want them enforced then there was no need for those restrictions. They also aired issues and frustration with the board itself.

A motion was made to end the Executive Session at 8:21 PM by Robert Biba. Marsha Strickland seconded! Motion passed!

Sid Smith - PRESIDENT

ABSENT

Jeff Bertelsen – VICE PRESIDENT

Marsh Strickland - TREASURER

Seth Warner - TRUSTEE

Robert Biba - SECRETARY

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