

Coldspring Terrace Property Owners Improvement Association, Inc.

331 Timber Drive, Coldspring, TX 77331

www.ctpoi.ai.com | Coldspring-Terrace-Board@GoogleGroups.com

Board Meeting Minutes

November 9, 2025 | 3:00 p.m. | Pavillion Office

APPEARANCE: Gene Lewis (President), Aki Morita (Treasurer), & David Muecke – (Trustee)

- The meeting was called to order at 3:02 p.m. by President Gene Lewis.
- The Board reviewed and approved the minutes of the October 12, 2025 meeting, which were subsequently signed by the Board members.
- Treasurer Aki Morita presented the financial report for the period of September 30 through October 31, 2025, noting a beginning balance of \$27,451.47 and an ending balance of \$26,521.63.
- There were no ACC requests during this period.
- The Board reiterated the hunting policy for Coldspring Terrace. Hunting is strictly prohibited on Coldspring Terrace property. While hunting may be allowed on private property, it is strongly discouraged and must be conducted at the owner's discretion and in full compliance with all city and state laws. This month, the Game Warden issued two arrest warrants related to improper hunting within Coldspring Terrace.
- The Board is in the process of ordering signage for the pier area, and all fishing from the pier must comply with applicable state laws and regulations, including the requirement to hold a valid fishing license.
- President Gene Lewis advised that the mailboxes are in dire need of repair. Depending on weather conditions, temporary repairs or replacement may be necessary, and the Board will reconvene in January 2026 to determine an affordable solution.
- President Gene Lewis has reached an agreement with Rudy Landscape to continue the mowing contract at the current cost for 2026, and the contract has been signed.
- President Gene Lewis advised that the pool contract still requires revision and that the Board is in the process of soliciting bids for the 2026 contract.
- The Board addressed updates and considerations related to the boat ramp, pool, and dredging and will revisit these topics in January 2026.
- The Board discussed updates to several areas of the bylaws, including fines, rentals, the appeals process, the pool, ramp, and pier areas, and foreclosure procedures, and decided to reconvene in early 2026 to continue these discussions. These updates will help the Board better manage Coldspring Terrace.
- Dumping is strictly prohibited on Coldspring Terrace grounds. The small dumpster by the pool is for boat ramp maintenance, association property use, or natural disaster debris only. Personal dumping is not allowed.
- No Board meeting is scheduled for December 2025. The next meeting will be held on January 11, 2026.
- Adjourned to the Executive Board Meeting at 3:35 p.m.
- Reconvened to Open Session at 3:49 p.m.
- Adjourned at 4:04 p.m.

Gene Lewis – **PRESIDENT**

Sid Smith – **VICE PRESIDENT**

Aki Morita – **TREASURER**

David Muecke – **TRUSTEE**




