

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446
CTPOIAI.COM

Coldspring, Texas 77331
CTPOIAI@gmail.com

17 May 2020 General Meeting Minutes
Pavilion Office

APPEARANCE: Jeff Bertelsen-PRESIDENT, Seth Warner-VICE PRESIDENT Sherry Hlanak-SECRETARY, Bruce Shields-TREASURER, Lewis Fowler- TRUSTEE, Martha Hardwick-ADMINISTRATIVE ASSISTANT

VISITORS: LeeAnne Currie, Jim Iden, Jackie Iden, Jim May, Ed Arrich, Gene Lewis, Lisa Brewer Lewis, Mark Hlanak

President Jeff Bertelsen called the meeting to order at 4:00pm. Seconded by Vice President Seth Warner.

Minutes from April were approved and signed by the board. The Minutes were posted on the Common Area bulletin board and will be posted on the website.

Treasury Report

Administrative Assistant, Martha Hardwick, shared the Treasury Report. The ending balance as of April 30, 2020 was \$23,065.63. The Treasury Report was approved and signed.

Receivables

The total for outstanding accounts is \$12,357.04. There are 15 property owners who are delinquent in paying their Maintenance Fees.

Reports of Officers/Committees

There was one Home/Lot Improvement Request since the last meeting.

There were no Violation Letters sent this month.

Old Business

The Special Assessment vote will be taken at the Annual Meeting Saturday, June 6, 2020. Please check website as late as June 5th in case Annual Meeting is postponed.

Jeff Bertelsen gave a review of the scope of work for the pool and Boat Ramp. He stressed the importance to get this done especially for safety issues at the boat ramp and the danger of losing the pool. The pool must be re-plastered before it starts to lose water, or the community could lose it indefinitely. Concrete will be poured on both sides of the boat ramp

Coldspring Terrace Board of Trustees

Jeff Bertelsen – President- 281-309-1758

Seth Warner- Vice President- 281-387-8597

Sherry Hlanak-Secretary-936-653-3352

Bruce Shields-Treasurer-713-899-0075

Lewis Fowler-Trustee-713-855-9050

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

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to prevent erosion. A concrete stem wall will be put in place along the bulkhead sidewalk where winter storms continue to erode that area. This will prevent erosion year after year. Also, the area around the picnic tables needs to be leveled. The picnic tables and rotting huts will need to be removed to adequately level this area with the dirt that is there.

There will be no Community Yard Sale this year. Individuals may still have one.

New Business

There was no new business this month.

The next meeting will be the Annual Meeting Saturday, June 6 on the Pavilion Lawn. Property owners may bring lawn chairs, umbrellas or golf carts to socially distance themselves. Bottled water will be provided.

Jeff made the motion to adjourn at 4:17pm. Bruce seconded the motion.

April 2020 Executive Meeting Summary

The board discussed the Annual Meeting cover letter options. The board discussed the possible postponing of the Annual Meeting due to Covid 19. The best way to notify property owners will be the website ctpoiai.com.

The board discussed the Financial Records Review.

The board discussed the need for a Quick Books updated version and will research cost.

Jessie Haan was hired as the Pool/Pavilion attendant.



Jeff Bertelsen - PRESIDENT

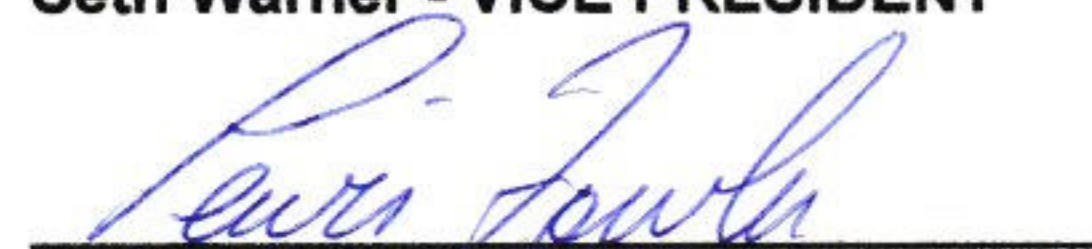


Sherry Hlanak - SECRETARY

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