

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

Post Office Box 446      Coldspring, Texas 77331  
CTPOIAI.COM

**14 April 2019 General Meeting**

**Pavilion**

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

**ABSENT:** Barbara Horner-ADMINISTRATIVE ASSISTANT

**VISITORS:** Tom and Sherry Akeroyd, Mark Hlanak, Lewis and Marilyn Fowler, Gary Hicks, Margie Barnes, Ruby Long, Gary Deason, Dan Tucker, Patricia Smith, Sid Smith, Billy McManus, Kathy Mays, Carl and Becky Johnson

President Jeff Bertelsen called the meeting to order at 4:01pm. Seconded by Secretary Sherry Hlanak.

The Minutes for the March, 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**

Treasurer, Marsha Strickland, shared the treasury report. The ending balance on March 29, 2019 was \$26,686.14. Treasury report was approved and is on file.

**New Business**

There were 4 Home/Lot Improvement Requests since the March meeting.

There were 3 violation letters were sent in April. One has complied. More letters are coming for yard maintenance, power washing, and general clean up around properties.

Coldspring Terrace will no longer have a designated burn pile. All property owners will need to dispose of their debris on their own property or at their own expense. The POA will only maintain a burn pile location for the disposal of debris accumulated from the Common Areas (Boat Ramp, Pool area, etc.). The burn pile will only be made available for use by property owners during natural disasters as required.

The electrical box at the boat ramp was replaced April 2. The electrician replaced the 3 lights April 11. We received 3 bids. Two bids were over \$2200. We went with Triple V Systems whose bid was \$1000. The electrical box is now GFI protected. However, more work needs to be done at the boat ramp Common Area as rain blowing under the picnic

---

***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

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

Post Office Box 446      Coldspring, Texas 77331  
CTPOIAL.COM

covers to outlets causes the breaker to trip. The electricity to the 3 lights is routed through all the picnic table covers. So, these will need to be taken out and the power rerouted. A Special Assessment will need to be taken to renovate the boat ramp and picnic area Common Area.

All Common Area signs need to be evaluated for possible replacement.

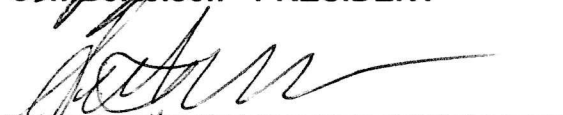
Kathy Mays reminded everyone about the Saturday June 29<sup>th</sup> Celebration for the Coldspring Terrace 50<sup>th</sup> Anniversary along with the July 4<sup>th</sup> Celebration with the 10am and 6pm Golf Cart Parades to celebrate July 4<sup>th</sup>. These parades will also be held on July 4<sup>th</sup> for those who will be here then. Invitations will be passed out at the Annual Meeting Saturday, June 1<sup>st</sup>.

At the Annual Meeting June 1<sup>st</sup> you will have a chance to submit your written suggestions for the Proposed Bylaws and Deed Restrictions. We will not vote on these until sometime after the Annual Meeting.


Due to Mother's Day Sunday, May 12, the May Meeting will be moved to Sunday, May 19 at 4pm.

Secretary Sherry Hlanak made the motion to adjourn at 4:10pm. Trustee Bruce Shields seconded. Motion passed.

  
\_\_\_\_\_  
**Jeff Bertelsen - PRESIDENT**

  
\_\_\_\_\_  
**Seth Warner - VICE PRESIDENT**

  
\_\_\_\_\_  
**Bruce Shields - TRUSTEE**

  
\_\_\_\_\_  
**Sherry Hlanak - SECRETARY**

  
\_\_\_\_\_  
**Marsha Strickland - TREASURER**

---

**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