

Coldspring Terrace
Property Owners Improvement Association, Inc.
Post Office Box 446 Coldspring, Texas 77331
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JUNE 3, 2017
PAVILLION, ANNUAL MEETING

APPEARANCE: Roger Miller-VICE PRESIDENT, Robert Biba- SECRETARY, Marsha Strickland-TREASURER, Julio Cart TRUSTEE, Bridgette Ousman-ADMINISTRATIVE ASSISTANT, Barbara Horner-ADMINISTRATIVE ASSISTANT

ABSENT: Sid Smith- PRESIDENT

VISITORS: Approximately 45-55 property owners

PRE-MEETING: Prior to the official meeting start Roger Miller explained a format change where the official main meeting would start after guest speakers. Roger asked all visitors to stand and introduce themselves and share their address and how long in the Terrace. Many shared why they located or owned property in the Terrace. Roger thanked the many volunteers by name that had helped in various capacities over the last year. He also explained that Sid Smith was absent due to prior family commitment and stated that there would be no additional meeting in June and that the next monthly board meeting would take place on Thursday, July 13th.

Roger Miller introduced County Judge, John Lovett, who spoke briefly informing everyone that he was there to support the community. Roger introduced Laddy McAnally, County Commissioner, Precinct 1, who also stated he was there to support the community. Mr. McAnally spoke about his office and that they were actively working with FEMA for funds to repair the road and drainage along Rocky Creek, just outside the entrance to the community. Both guests left cards and asked that the community communicate to them as needed. Dawn Hill was introduced and thanked for providing the lunch for the attendees.

Marsha Strickland asked for a moment of silence for those property owners who have recently passed away and could not be with us.

Roger Miller announced a quorum and asked to open the meeting. Meeting was opened at approximately 10:49 AM with a motion by Robert Biba, Julio Cart seconded. Motion Passed!

2016/2017 Review

Robert Biba presented to the group the primary purpose of the meeting was to elect two new board members. One candidate, Jeff Bertelsen, was not present. Seth Warner and Catherine Schmid made brief statements. Robert asked if all ballots had been turned in. One visitor voiced objection stating that one candidate had withdrawn their name. She also wanted to know where each candidate stood on the

Coldspring Terrace Board of Trustees

Sid Smith - President – 281-995-9313

Roger Miller - Vice President – 713-304-4101

Robert Biba - Secretary – 281-638-6630

Marsha Strickland - Treasurer - 936-662-5992

Julio Cart - Trustee – 936-525-9252

Bridgette Ousman, Administrative Asst.

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outsourcing of deed restriction letters to a management firm. He stated that the board present had not been notified by the candidate of their withdrawal and that the election would take place as established as proxies were already turned in and being counted. He verbalized that that the new candidates would likely not be able to share an informed decision or their stand on the management firm until they received all the information. He asked that all questions and concerns take place when the floor would be open for their questions and answers later on the agenda. Robert informed the group of the accomplishments over the past year. He communicated the completion of the pool pump house as well as painting the pump house and bus stop. It was learned during his presentation that Renny Hardwick had installed the bumpers at the boat dock. The group thanked Renny for addressing the issue of the metal grates causing potential damage to boats. Additional painting was being reviewed for the fall. He stated that the community averages about 8-10 deed restriction letters per month, explaining the rationale around the board's decision to test the outsourcing of deed restriction violation letters to a management company. The management firm had the expertise to write the letters in compliance with current state laws around HOA's. He asked that all property owners read the deed restrictions and by laws themselves so they can make their own interpretations and that they not rely on someone else for that information.

2016/2017 Financial Report

Treasurer, Marsha Strickland, gave the Treasury Report. The ending balance on July 1, 2016 was \$18,485.44. Deposits to date 2016/2017 were \$45,596.47. Expenses to date are \$43,640.83. Current balance as of June 3, 2017 is \$20,441.08.

Open Floor-Board

Secretary, Robert Biba, voiced the concern of multiple property owners around loose dogs in the community and need to follow the county's animal control laws. All property owners should respect other owner's property and pick up after their pets. He spoke of the signs in the community had been cleaned and painted. A sample of the new sign that was on order for the entrance at FM1514 was shown. In his conversation he expressed the concerns of several property owners around trespassing of 4 wheelers onto their property as well as shooting of guns. Shooting guns in a residential neighborhood is against the law as well as the deed restrictions. Robert shared information about the newsletter that he personally writes and publishes. He asked for the communities support to contribute to the Quarterly Newsletter. He then reminded members present to sign up for the various 2017/2018 volunteer committees; Welcome/Flower Committee, Deed Restriction Committee, Architectural Control Committee (ACC), Litter/Cleanup, and Holiday Decorating Committee's.

Open Floor-Visitors

The floor was opened to property owners. Teri Brown shared her mixed position on the use of a management company, but supported the testing to see what happens. Margie Barnes shared her

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objection to the use of a management company. John Williams, based on his experience, shared his support of a management company to address deed restrictions. Bill Moore along with his wife expressed objections around the contract with a management company and felt the property owners have little say in their community. Dan Tucker expressed concern about the speed of vehicles on Magnolia. Several other property owners expressed their support for the accomplishments of the board over the past year. Marsha Strickland communicated that everyone on the board makes their decision in the best interest of all in the community.

Voting Results

Roger Miller announced the results with Seth Warner receiving 74.5 votes, Jeffrey Bertelsen 71.5, and Catherine Schmid 45 votes.

The board then recognized Bridgette Ousman for her 10 years of service to the community with a certificate and a gift basket.

A motion was made by Secretary, Robert Biba, to adjourn the meeting at approximately 11:50 AM Roger Miller seconded. Motion passed!

Volunteers for the various 2017/2018 committees were:

Deed Restriction Committee: David Hill
Welcome/ Flower Committee: Fran Hicks and Pete Smith
ACC: Jim Moore and Tom Akeroyd
Litter/Cleanup: Kelly Mills, David Hill, Cherie Merony
Holiday Decorating Committee: Donna Biba and Teri Brown

The board again would ask everyone to join them in thanking Renny Hardwick for his time and efforts along with his personal financial resources to install bumpers at the boat dock. Thank you!

 ABSENT
Sid Smith - PRESIDENT

 Marsha Strickland
Marsha Strickland - TREASURER

 Robert Biba
Robert Biba - SECRETARY

 Roger E. Miller
Roger Miller - VICE PRESIDENT

 Julio Cart
Julio Cart - TRUSTEE

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