

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOLAL.COM CTPOLAL@gmail.com

July 14, 2019 Minutes
Pavilion

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

ABSENT: Seth Warner-VICE PRESIDENT

VISITORS: David Hill, Sherri Bertelsen, Ruby Long, Jackie Iden, Sid Smith, Mark Hlanak, Bridgette Ousman, Gene Lewis, Lisa Brewer, John Williams

President Jeff Bertelsen called the meeting to order at 4:03 pm.

Treasury Report

Administrative Assistant, Martha Hardwick, shared the Treasury Report.

Balance at the beginning of 2018/2019 was \$20,815.48.

Receivables in 2018/2019 were \$43,679.48.

Total Expenditures in 2018/2019 were \$49,675.31

Ending Balance at End of 2018/2019 Fiscal Year was \$14,819.48

New Business

June Annual Meeting minutes were emailed and posted at the Common Area bulletin board.

Please email or call Martha Hardwick for an appointment if you need something. Martha said anyone can call her at any time. If she doesn't answer, just leave a voicemail.

Jeff wanted to remind property owners that there is NO trespassing on another property owner's property without their permission. There was a trespassing incident at a boathouse pier. The sheriff was called, and he reported it a misunderstanding.

The new keys are active. There have been no issues.

Five Violation letters were mailed July 1. Two Home/Lot Improvement Requests were submitted since the June meeting.

The contractor's sign at the new house construction is legal with board approval. Damages to the road have been noted and reported to the county. The contractor will be responsible to pay for damage to the roads.

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

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOIAI.COM CTP0IAI@gmail.com

Please accompany your guests when they use the Common Areas, or if you loan them your key, give them your guest pass to have in their possession or for their dashboard so that we know they have your permission.

The board wishes to recognize Kathy Mays, Marilyn Fowler, Patricia Smith, Jackie Iden and Lisa Brewer for the great celebration June 29th. Neighbors commented on how much they enjoyed it. The rain could not dampen the fellowship!

President Bertelsen addressed a recent petition that Tom Akeroyd submitted to the board regarding the possible dirt work on a property. Jeff reminded that getting legal advice about petitions or threats of lawsuits will increase legal costs for the Property Owners Association. This could even result in taking a special assessment to cover legal costs. Jeff stated that communication between property owners could prevent petitions and lawsuits.

Jeff reminded that there is nothing in the deed restrictions requiring engineering studies for dirt, and no property owner has ever been required to submit a report. However, the board can inform a property owner that if they bring in hazardous dirt, they will be liable. Jeff pointed out that another property owner had recently put in dirt and did not get approval because he wasn't required to get approval. In the circumstances identified in the petition, the dirt would eliminate a possibly dangerous situation due to the steep drop off on the lot on Hillcrest. The property owner named in the petition was looking into putting dirt to alleviate this danger to the community, and the lot in question on Hillcrest is the backyard to his own house on Lakeway Dr. (see attached board statement in reference to Dirt Work)

Only three of the petition signees came to the meeting along with seven other property owners. Their comments ranged from one stating the petition drew the attention it needed, to one not even knowing about the petition, to the money being spent on legal advice to address the petition, to no one asking the property owner about the dirt before signing the petition.

After listening to their concerns, the property owner named in the petition agreed to obtain a stamped engineering study and the dirt analysis requested in the petition at his own expense and would supply a copy of both for review by the board when or if he does any dirt work.

Trustee Lewis Fowler reiterated that there is nothing in the deed restrictions about dirt. He said that's all county and state regulations and suggested that the first question should not have been the petition.

Jeff welcomed the newest board member, Lewis Fowler, who will be in the Trustee position and Martha Hardwick, the new administrative assistant.

ACC Gene Lewis wanted to remind property owners that they are not to dock their boats at the boat ramp as this can block others who are trying to load their boats.

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

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
CTPOLAI.COM CTPOLAI@gmail.com

Bruce Shields reported that the electrician who did the electrical work at the boat ramp is going to give us a quote on the cost to go around all the picnic covers so that the breaker would stop tripping after heavy rains.

Lisa Brewer wanted to acknowledge Lewis Fowler and Raymond Smith for cutting up and removing Barbara Horner's tree that had fallen beside her house during the last wind storm. Also, she wanted to thank Amanda Fisher and her kids for helping to clean up the branches, etc. At that time, Barbara was in hospice.

David Hill stated that he was having trouble logging in to the host for the Terrace website. Martha Hardwick might be able to get the information from the host that David needs. Another option would be to get a different host.

President Bertelsen made the motion to adjourn at 4:55pm. Treasurer Bruce Shields seconded. Motion passed.


Jeff Bertelsen - PRESIDENT


Sherry Hlanak - SECRETARY

Absent 
Seth Warner - VICE PRESIDENT


Lewis Fowler - TRUSTEE


Bruce Shields - TREASURER

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