

***Coldspring Terrace***  
***Property Owners Improvement Association, Inc.***  
*Post Office Box 446      Coldspring, Texas 77331*  
***CTPOIA.COM***

MARCH 9, 2017  
PAVILLION MEETING ROOM

**APPEARANCE:** Sid Smith -PRESIDENT, Julio Cart TRUSTEE,  
Roger Miller-VICE PRESIDENT, Robert Biba- SECRETARY, Bridgette Ousman-  
ADMINISTRATIVE ASSISTANT, ACC Representative, Gene Lewis, ACC Representative,  
Mark Hlanak

**ABSENT:** T.J. Strickland

A motion was made to open an Executive Meeting Session at 7:01 PM by Secretary, Robert Biba, Julio Cart seconded. Motion Passed!

The Board discussed and reviewed current litigation.

A motion was made by Robert Biba to end the Executive Session and start the General Meeting at 7:30pm, Julio Cart seconded. Motion Passed!

The minutes for the February 9, 2017 were previously approved and signed by the board. The minutes would be posted on the internet and the bulletin board.

**Treasury Report**

Administrative Assistant, Bridgette Ousman, shared the Treasury Report. The ending balance on February 28, 2017 was \$31,028.55. Expenses are in line with the proposed budget. Treasurer Report was approved and is on file.

**Receivables**

The total of outstanding accounts as of March 8, 2017 is \$8,204.98.

**Old Business**

At the January meeting the board discussed the need for a nominating committee to gather potential names to be placed on the ballot at the annual meeting in June for the 2017-2018 Board of Directors. Two Board member positions will be open at the end of their terms. Names suggested for the Nominating Committee were: Terry Brown, Pat Smith and Donna Biba. Donna Biba has agreed to be on the committee. The committee needs to be in place during the month of March to allow enough time for them to gather names for the June ballot. The nominating committee has yet to meet. Pat Smith and Terry Brown

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*Coldspring Terrace Board of Trustees*

Sid Smith - President – 281-995-9313

T.J. Strickland - Treasurer - 936-239-9996

Roger Miller - Vice President – 713-304-4101

Julio Cart - Trustee – 936-525-9252

Robert Biba - Secretary – 281-638-6630

*Bridgette Ousman, Administrative Asst.*

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had not been officially approached. Sid Smith agreed to approach them over the next couple of days to confirm their agreement to serve on the nominating committee.

The board agreed to table discussion on replacing The Terrace entrance sign until April. Roger Miller was continuing research on cost to replace.

The board agreed to table discussion on cost to level the area near the boat ramp and picnic area until a future meeting.

Sid Smith and Roger Miller updated the group on the pool equipment house construction. The roof had been recently completed and remaining construction would continue as time permitted, as all construction was being done by board members and community volunteers to save on labor cost.

**New Business**

The board discussed the need to send bills to property owners for certified letters. The board agreed to add the expense to the property owner's annual statements.

Sid Smith asked the board to discuss an on-going problem with community members trespassing on other community member's private property. Discussion focused on several people crossing vacant lots along the waterfront as well as shooting guns within the community which is a violation of the community's deed restrictions.

The board discussed an issue where a property owner had altered the county drainage easement in front of their property that was not environmentally friendly or pleasing. The board agreed to notify the county of the issue.

A property owner voiced concerns about a couple of homes on their street that are in disrepair. The board agreed that letters were needed. Robert Biba agreed to compose the letters and present to Roger Miller for signing and mailing.

Sid Smith voiced concern on what the board members response should be when individual property owners indicate in their communication that they have obtained legal advice or consulted an attorney.

The board agreed that if such communication has been indicated, then the board and/or board member would cease further communication and further communication should be between their attorney and that of the attorney for CTPOIAI.

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Sid Smith suggested that we include in the next Community Newsletter a reminder to Terrace Property Owners and residents the rules written in the deed restrictions around the Board's deed approved inspection process. In multiple paragraphs of Section II, specifically Paragraph 13 and 14 allow "The Board, without liability to the owner or occupant trespass or otherwise, enter upon said lot..."


The Board approved one Home/Lot Improvement Request for a fence, already approved by the ACC!

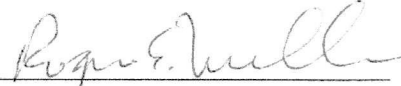
The Board openly thanked Bridgette Ousman for collecting monies owed the community!


Floor was opened for discussion of issues. Robert Biba shared concern for the street light out above the Bus Stop on Rocky Creek Drive near the entrance. He shared that he had notified Sam Houston Electric Co-op of the issue. They were to come out and repair or replace in the next couple of days. He stated he would follow up to ensure it was done as it will be very dark next week following Daylight Savings Time adjustments.

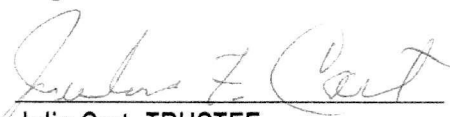
Bridgette Ousman shared information from the Lawn Maintenance Service where they have indicated additional mulch and weed block were required near the entrance sign. A motion was made by Robert Biba to authorize up to \$150 on new mulch and weed block. Julio Cart seconded. Motion Passed!

A motion was made by Secretary, Robert Biba, to adjourn the meeting at 8:09 PM. seconded by Vice President, Roger Miller. Motion passed.

  
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Roger Miller - VICE PRESIDENT

  
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T. J. Strickland - TREASURER

  
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Julio Cart - TRUSTEE

  
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Robert Biba - SECRETARY

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