

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
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July 8, 2018 Minutes
Pavilion

APPEARANCE: Jeff Bertelsen-PRESIDENT, Seth Warner-VICE PRESIDENT, Sherry Hlanak-SECRETARY, Marsha Strickland-TREASURER, Bruce Shields-TRUSTEE, Barbara Horner-ADMINISTRATIVE ASSISTANT

VISITORS: Linda Smith, Randy and Kathy Mays, Donna Biba, Carl and Karen Walthal, Lewis and Marilyn Fowler, Mark Hlanak, Gene Lewis

President Jeff Bertelsen opened the meeting at 4:05 pm. He welcomed the two new board members, Sherry Hlanak and Bruce Shields.

Treasury Report

Administrative Assistant, Barbara Horner, shared the Treasury Report. The ending balance on June 30, 2018 was \$23,129.18. Expenses for June, 2018 were \$3,341.03 leaving a balance of \$19,788.15.

Receivables for June, 2018 were \$30,807.33. Register Balance as of June 30, 2018 is \$50,595.48 with some property owners still being delinquent in paying their dues.

New Business

Jeff Bertelsen discussed how the new board is going to handle communications with the lawyer and the Management firm. The board voted that at least three board members will meet with the lawyer when a meeting is needed with signatures from all board members. The board also agreed not to renew the contract with the Management firm. Any letters that need to be sent will be handled by the board.

Jeff Bertelsen also discussed deed restriction violation letters currently out and any new letters that were required. Barbara Horner mentioned that the board is still waiting for proper paperwork including plot plan from a resident for their carport. Vice President Seth Warner added that when the board discusses the deed restrictions, residents must be given time to review them and submit their ideas or their approval. Jeff suggested giving residents 30 days to review and send comments to the board. He also wants to make the deed restrictions easier to understand. Seth also added that the board needs to find out what laws have been passed the last five years about deed restrictions to be ready for discussion. Seth also added that the board needs to discuss the best plan to take care of current violations.

Jeff Bertelsen discussed the Board's responsibility to the community. All board members agreed. Jeff also suggested forming a flower fund committee, a social committee and possibly volunteers to mow the lots of those who were not able to pay to have their lots mowed. The

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

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board also discussed how volunteers would have to be wary of those who might take advantage of this. Anyone who has ideas about this may contact Barbara Horner.

Jeff Bertelsen also suggested having a Safety committee to hold a safety course on the proper way to operate golf carts/ATV, especially for the children who are driving these in the neighborhood. A jet-ski course could also be offered. Jeff also mentioned bringing back the fishing tournament, having a ski tournament, having a progressive dinner, bringing back the outdoor movies and having another Community Garage Sale. The board discussed their desire to bring our community together! The first event will be an ice cream social with hotdogs. The exact date and time is to be determined but will probably be at the end of July.

Marsha Strickland asked about current list of properties sold and bought. Marsha also brought up the need for the pine trees near the pool to be cut down. Lewis Fowler volunteered to do this to save the property owners this cost! Thank you, Lewis!

ACC candidates were discussed, and those five who volunteered should come to the August meeting so that the new ACC can be voted on by the board. Marsha Strickland, Bruce Shields and Jeff Bertelsen expressed that they would like Mark Hlanak and Gene Lewis to continue the ACC duties. Bruce Shields will email the 5 volunteers. The final decision will be made at the August meeting.

Jeff Bertelsen brought up the fences that are illegal, and that the board will come up with ways to resolve everyone's issues. The current form for Home Improvement Requests will also be changed to include front and side setbacks to remind the residents of what the deed restrictions state. Seth Warner will make the changes. These will be enforced, and residents stated they were depending on the board to enforce them. Gene Lewis added that this updated Home Improvement form should be made available on the website.

Donna Biba suggested that reminders of the meetings should be posted at the entrance of the subdivision at the beginning of each month so that residents who come for the weekends would be reminded about the monthly meetings.

Carl Walthal questioned if the dirt pile at the boat ramp could be moved as it was unsightly. Carl also suggested having a fish cleaning station at the pier with the stipulation that those who used it would clean it after they used it. This would deter people from cleaning their fish at the ramp. A sign could be posted. At this time, however, there is power but no water connection at the pier. The board asked Carl to draw up a proposal for the fish station to be assessed at a later date. It was also suggested to form a committee to discuss the boat ramp beautification.

Several brought up that people other than Coldspring Terrace residents were using the boat ramp. Lewis Fowler suggested we use key card readers instead of the keys that can be duplicated.

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Marilyn Fowler takes care of the pool opening and closing every day as well as the cleaning of the restrooms and surrounding area. She expressed the need for a new life preserver and fiber glass pole for the pool. She will contact the pool company about replacing the old one. The board agreed unanimously! She also requested prior notice of parties that are reserved at the pavilion. She also suggested the need for a written form for renting the pavilion with the rules that would be signed by the resident. We would also have these rules posted. Mark Hlanak suggested that the \$50 deposit for pavilion parties not be refunded in total if the party hosts do not clean the area. This money would cover the cost for the extra clean up required.

Secretary Sherry Hlanak purchased six new locks, keyed the same, to be placed at the pavilion/pool area. Keys will go to Marilyn Fowler, the Pool Company and Rudy for lawn cutting along with Barbara Horner, Sherry Hlanak and Marsha Strickland as they are usually home most of the day/week. Marilyn also asked who to contact for minor maintenance issues. Barbara said to let her know, and she will call contacts.

Trustee Bruce Shields will be in charge of the website. He has some great ideas to upgrade it! He also stated that the 2013 deed restrictions need to be taken down from the website and replace them with the 2003 deed restrictions which are the last ones to be recorded until we get the new ones approved.

Residents would like for the meeting minutes to be posted before the next monthly meeting.

The board expressed the desire for input from the entire community to maintain Coldspring Terrace and protect everyone's property values. Marsh Strickland also added that future improvements should include the boat ramp and picnic area.

Barbara Horner will update the bought and sold property list as needed. Barbara will also contact the realtor for one of the properties that is currently on the market that has a home and an apartment on the same lot. Any prospective buyers need to know that the apartment cannot be rented to another party. The deed restrictions state that a lot may be used for only one single family residence.

Marsha Strickland suggested a lesson be given on how to operate the security cameras.

Bruce Shields suggested that any dirt that is dug from drainage ditches be used to repair the boat ramp to save costs.

Carl Walthal expressed appreciation to the board for all their efforts to protect property values for all the residents and was happy to hear that the board is working on changes.

Linda Smith asked if there were any legal expenses for the past year. Barbara Horner assured Linda that all bills had been paid and there were no legal fees. Barbara offered that there had been a \$3500 check for a legal fee that the board did not agree to sign. Linda wanted verification that the board was no longer requesting that she do an internal audit of Coldspring

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Terrace finances. The board verified this. Linda returned all of the audit paperwork as the audit has been placed on hold.

A motion was made by President Jeff Bertelsen to adjourn the general meeting at approximately 5:50pm. Seconded by Vice President Seth Warner. Motion passed!


Executive Session

An executive session was opened by a motion from Jeff Bertelsen at approximately 6pm. Seth Warner seconded. Motion passed.



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