

Coldspring Terrace
Property Owners Improvement Association, Inc.

Post Office Box 446 Coldspring, Texas 77331
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17 February 2019 Minutes
Pavilion

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

ABSENT: Seth Warner-VICE PRESIDENT

VISITORS: Donna and Robert Biba, Tom and Sherry Akeroyd, Jim and Jackie Iden, Mark Hlanak, Randy and Kathy Mays, T.J. Strickland, Marilyn and Lewis Fowler, Terrance Mills, Brenda Ards

President Jeff Bertelsen called the meeting to order at 4pm. Seconded by Trustee Bruce Shields. Jeff welcomed all guests.

The Minutes for the January 27, 2019 Meeting were previously approved and signed by the board. The minutes were posted on the community's web site and bulletin board. They were emailed to those who had email addresses on file.

Treasury Report

Administrative Assistant, Barbara Horner, shared the treasury report. The ending balance on January 31, 2018, was \$ 31,338.75. Treasury report was approved and is on file.

Receivables

The total outstanding accounts as of January, 2019 are \$ 14,097.31. There are 16 property owners delinquent for a combined total of \$ 3,633.75.

The board is continuing to work to collect delinquent dues.

New Business

The board is hoping to get the 2019 Deed Restrictions within the next week or so. Then, we will have a final 30 day review. The board will take written comments from property owners. At the end of the 30 days the board will have a meeting, and property owners will be able to ask questions. The board is also open to having an initial meeting earlier than 30 days if the property owners prefer. The board's goal is for property owners to understand the new Deed Restrictions and to be happy with them. The board wants them to be something that can be enforced very easily.

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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Donna Biba asked if there was a meeting halfway through, when would the changes be made? President Bertelsen stated all changes would be made at the end. We will not make intermittent changes to be put back out for review.

Kathy Mays asked if the changes would be redlined to easily identify those that were suggested? Jeff replied that property owners would be able to compare them to the old ones to identify the changes.

Jeff added these restrictions will be easy to read, and property owners will get another chance to review them as well as another lawyer before the vote. It was decided that the first review will be before the 30 days to insure that all questions and suggestions could be submitted.

Robert Biba asked if there will be a vote prior to the Annual Meeting or at the Annual Meeting? Jeff wants to see if the vote could be held before the meeting so that the results could be announced at the Annual Meeting. At that time there can be a discussion as to why they passed or didn't pass. If they do not pass there couldn't be another vote for a year.

Lewis Fowler stated that since there are 326 lots there should be 326 votes. Jeff replied that was correct. Kathy Mays asked if you have 3 lots you get 3 votes? Jeff replied if you have 3 lots you get 3 votes. Robert Biba asked isn't also true that it's the number of voters that actually voted, and you don't count the ones that don't vote at all? Jeff replied if a property owner does not vote they don't get counted. Donna Biba gave the example that even though you have 200 lots, if you only have 100 people who voted and 75 were for it, it would pass. Trustee Bruce Shields believe it takes 51% of the property owners to pass the Deed Restrictions. Jeff said we would have to contact those who didn't vote to give them a chance to vote by proxy or have a revote which legally couldn't be held for another year. Jeff said we would contact everyone to get them to vote or use their proxy.

Kathy Mays discussed tentative plans for the 50th Anniversary of Coldspring Terrace. March 30th was mentioned at last month's meeting, but the committee met and thought it would be better to combine this celebration with the July 4th celebration as the March date didn't give enough planning time. Also, families might be busy with other activities, and Texas weather in March is unpredictable. Since July 4th will be on a Thursday this year, the committee thought that Saturday June 29th would be a better date so that families could be here for the weekend. The pool will be open, and children will be out of school. Not all people have July 5th off from work. There would be the 10am parade and the 11am parade. A picnic with lots of food and games could be planned to either be after the 10am parade or before the 11am parade. Kathy wondered if property owners who owned canopies or tents would let the committee borrow them for that day. She also mentioned there could be games for kids and adults. Many are on Pinterest. She circulated a form for neighbors to sign up stating what

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they could let us borrow and to give the committee any ideas they might have. There will be more meetings to finalize plans. Kathy also added that if any neighbors have been here for 30 years or more, they might have pictures to display or funny stories or history they could share. She also said that there could be contest for best decorated golf carts, etc. At this time we would salute our country and honor any Veterans in the Terrace. Kathy reminded everyone to sign the sheet and state what they would like to contribute. Volunteers to set up the games would be great. When plans are finalized an invitation will be sent. Kathy reiterated that it takes a community to get it all done. She also said she loves this community and can't wait to celebrate with everybody!

In addition Bruce Shields added that Lewis Fowler suggested the Terrace have a fishing tournament early that morning of June 29th. The fish caught could be fried to add to the meal. The concern would be that those frying the fish might miss out on some of the festivities. Suggestions are welcome!

President Bertelsen brought up that at the next meeting we will be discussing the boat ramp area. The electrical box needs replacing so that the pier lights will work and be safe. Donna Biba added concern about the washed out areas that are a tripping hazard and the safety issue for those who fish at night while the pier lights are not working. Property owners should avoid night fishing until the electrical work has been completed. Kathy Mays suggested that the board put a sign to warn people. Bruce Shields offered to have some gravel placed in the holes as a temporary fix.

Jeff reminded guests that the picnic table awnings need to come down, and there will be a discussion about future plans and funding for that area. Jeff reminded that Lewis Fowler has a possible plan.

Robert Biba brought up the website and the difficulty that some property owners might have printing the minutes, etc. Jeff suggested to try copying and pasting or do a snippet and put it on a Word Document. However, the website will be checked to see what the problem might be. One thought is that the safety measure could be causing the issue.

Also, the minutes are mailed to those who have given us their email addresses. However, this past week, Secretary Sherry Hlanak stated she had a problem trying to send them with the Gmail account. Robert Biba mentioned he did not receive the minutes this week. Sherry also stated that with this problem the Deed Restrictions will probably have to be mailed to all property owners to insure that they receive them. Treasurer Marsha Strickland suggested using Mail Chimp.

President Bertelsen made the motion to adjourn at 4:28pm. Trustee Shields seconded. Motion passed.

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approved by email
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Sherry Hlanak
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absent
Seth Warner - VICE PRESIDENT

Marsha Strickland
Marsha Strickland - TREASURER

Bruce Shields
Bruce Shields - TRUSTEE

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