

**Coldwater Springs Homeowners Association
Minutes of the General Session Board Meeting
Thursday, January 24, 2019 – 6:00 PM
Coldwater Golf Club Clubhouse
100 N. Clubhouse Dr., Avondale AZ**

Board Members Present: Ron Cross, Lee Balicki, James White, Mike Monfred, Bill Veith, Beverly (Chris) Venturini, Bob Gunn.

Board Members Absent: None

Management Present: Cliff Adams, Community Manager

Homeowners Present: See Sign-In Sheet in Association's Records

Call to Order: With quorum established the meeting was called to order by Mike at 6:05 PM

Vendor Introductions: Caretaker Account Manager, Ryan explained the rotation schedule and rejuvenation of plants.

Previous Minutes: A motion to approve the minutes dated November 22, 2018 was made by Chris, and seconded by Bill. With no discussion, the motion carried unanimously.

Financial Statements: A motion was made by Ron to accept financials, and seconded by Bill. Motion was carried unanimously.

Management Report: Cliff Adams addressed the group.

Old Business:

- Exciting features of the new website created by GoDaddy
- Maricopa County Flood Control – Will have schematic drawing of the revisions and price at the next meeting. Adjourned until February 2019.
- East pedestrian gate project budgeted for this year.
- Wood chips removed and replaced at both parks.
- New cost effective LED lights installed by Tap and Sons in Small Park by school. A light was added under the awnings over playgrounds.
- James made proposal of spending no more than \$15000 to finish painting of common walls, east end CWS to 126th Ave, both sides. Ron seconded. Motioned passed unanimously.
- Removed low hanging tree in park, removed and replaced pavers.
- Bid for restriping BB court in Main Park \$368.22. Decided to add bid for restripe of Small Park – tabled to February.
- Requested bid from Caretaker for cleaning area south of big park in open breezeway. The area belongs to the Golf Course but the community waters it. Bid came in at \$3810 for weed control and clean up. Item tabled until February after the Board meets with new owners from Gold Course and discussions about responsibility.
- Weed emergent bid for \$616. Board decided to wait until after next storm. Tabled until February.

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New Business:

- Chris proposed only one day – Saturdays, for yard sales in 2019. Open discussion from homeowners about 1 day or 3 day garage sale. Board agreed to 1 day yard sales and the dates for 2019 yard sales were chosen as March 16th – Spring and November 16th – Fall. Chris motioned to approve the dates and Bob seconded. The motion passed unanimously.
- Date for Easter party still to be decided. Board does not want to have it the same day as Avondale's Easter event. Tabled until next month.
- Board is considering installing solar lighting for monument sign on Links.

Committee Reports:

Landscape
Playground
Architectural
Safety Patrol

Homeowner Forum: The floor was opened for discussion to all Owners.

Review Action Item List:

- Discuss responsibility of breezeway area with new golf course owners.
- Proposal to install triangle gate and irrigation in east side of park by 122nd. Will bring a schematic drawing of what gate will look like.
- James and Lee will verify # of Sissoo trees and come back with proposal next month.
- Find out when Avondale will hold Easter event so we can decide on date for Easter party.
- Get second bid for restriping basketball court at Small Park.

Next Meeting Dates: The Next Board Meeting will be February 28th at 6pm- Coldwater Springs Golf Course Clubhouse.

Adjournment: With no further business to discuss, the general session was adjourned at 8:12 PM.

Respectfully submitted by -
Jennifer Bell, Recording Secretary