

**Coldwater Springs Homeowners Association  
Minutes of the General Session Board Meeting  
Thursday, February 28, 2019 – 6:00 PM  
Coldwater Golf Club Clubhouse  
100 N. Clubhouse Dr., Avondale AZ**

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

**Board Members Absent:** Bill Veith

**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 6:07 PM.

**Vendor Introductions:** Ryan, Account Manager for Caretaker Landscaping, addressed the board.

**Previous Minutes:** Chris requested a change to the January 2019 minutes, changing second to last bullet from gold to golf. A motion to approve the minutes dated January 2019 with the change was made by Chris and seconded by Bob. With agreement to accept the minutes with the noted change, the motion carried unanimously.

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

**Management Report:** Cliff Adams addressed the group.

**Old Business:**

- Working on west walkway from north to south to increase height to 10 ft. Working with flood control to build the fence. Initial bid came in at \$21k. Board will ask flood control if they are willing to pay \$12k and Coldwater would pay \$9k.
- Fence in the main park is built too short causing the fence to be unstable. Will be rebuilding straight from top of one wall to top of other wall.
- Gate to be installed at the east end of the main park to prevent vehicles from driving on the grass.
- Titan painting approved \$15k at last meeting to finish painting.
- Tap and sons LED lighting finished in basketball courts and playground.
- Still working on bids for restriping basketball courts.
- Easter party planning is underway for April 13<sup>th</sup>. Time is 10-2 and the egg hunt is at 10:30.
- Additions to website:
  - Calendar with trash pick-up schedule
  - Need to update Mike's contact information [mmfred73@gmail.com](mailto:mmfred73@gmail.com) 602-989-8655
  - Landscaping News - Caretaker update
  - Areas in newsletter for landscaping, caretaker and security.
  - 10 most common violations list.

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- Area to upload and submit forms.
- Link to Dunn Edwards paint schemes
- Coldwater view fence paint color
- Forms and documents drop down menu
- Call to action – make a payment
- Pictures gallery → Community, Christmas, Easter and BOD

**Committee Reports:**

- Landscape
- Playground
- Architectural
- Safety Patrol

**New Business:**

- Need to provide HOA info to City of Avondale.
- Need to replace 2 trash cans in Main Park. Will look into buying concrete containers. There is \$3,000 in the budget for common area repairs.
- Cole, Manager for Golf Course, has asked that meetings begin at 7pm starting in March.
- Purple graffiti on mailboxes on 125<sup>th</sup> between Jefferson and Madison.

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

**Review Action Item List:**

- Website
- Landscape committee items

**Next Meeting Dates:** The Next Board Meeting will be March 28<sup>th</sup> at new meeting time of 7pm- Coldwater Springs Golf Course Clubhouse.

**Adjournment:** With no further business to discuss, Chris motioned to adjourn the general session at 8:08 PM. The motion was seconded by Lee.

Respectfully Submitted,  
Jennifer Bell, Recording Secretary  
HOAMCO

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