

**Coldwater Springs Homeowners Association  
Minutes of the General Session Board Meeting  
Thursday, April 25, 2019 – 7:00 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, Lee Balicki and Richard Holman

**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 7:04 PM.

**Vendor Introductions:** None present.

**Previous Minutes:** Chris requested a change to the March 28, 2019 minutes, changing Vieth to Veith. A motion to approve the minutes dated March 28, 2019 with the change was made by Chris and seconded by James. 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 for March 2019 as presented, and seconded by Chris. Motion was carried unanimously.

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

#### **OLD BUSINESS**

- Maricopa County Flood Control – Mike & Cliff will work with Maricopa to have an answer at the June meeting.
- Concrete Trash Cans – Should be arriving in a couple of weeks.
- Caretaker Proposal for Golf Course cleanup and spraying – Will work with Golf Course to have this area deeded to the HOA. Will also need to get a waiver from them to enter the property to clean it. Chris made a motion to ask Golf Course to deed the property to the HOA. Bob seconded the motion and it passed unanimously.
- Website – up and running
- Titan Painting Main Areas – Budget for painting next year from the water tank on Van Buren and Fairway Drive.
- New Planting – Agave planting at the monument – No issues with the planting. Lights on the palm trees near the QT entrance pointing the wrong way. Lights are working at the monument on Links.
- Easter Party – Saturday April 13<sup>th</sup> from 10am – 2pm – Great turnout and party! Mike will have the total cost for the Easter party in June.

#### **NEW BUSINESS**

- Appointing of New Board Member – Mike was welcomed to the Board and introduced to the homeowners.

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- Soil Aeration & Maxical Application – tabled to June. Will need to put \$5000 in line item 5700 - landscape other.
- Dead Tree Removal Bid – Proposal from Caretaker to remove pine for \$300. The landscape committee made a motion to accept the bid for \$300. Chris seconded the motion and it passed unanimously. Amount for removal to be placed in 6303- flowers and shrubs.
- Granite topping and replenishment – Landscape committee walked the area with Caretaker. Need to replace rock and address a few bad grass areas concentrating on Fairway. The committee has decided to wait until school is out to replace the curbing and replenish the granite. Looking at the 1<sup>st</sup> week of June.
- Annual Election Ballots have gone out – Annual Meeting on May 23<sup>rd</sup> with sign-in at 6:30 pm and meeting starting at 7 pm. If quorum is not met, the meeting will be cancelled. The next business meeting is June 27<sup>th</sup> @ 7 pm.

**COMMITTEE REPORTS**

- Social
- Landscape
- Architectural
- Safety Patrol
- Playground

**Review Action Item List:**

- Get estimate for BB court striping and need to see if there is money in the budget.
- Maxical aeration tabled.

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

**Next Meeting Dates:** The Annual Meeting is May 23<sup>rd</sup>, sign in at 6:30 pm and start at 7 pm. The next Board Meeting will be June 27<sup>th</sup> at 7pm - Coldwater Springs Golf Course Clubhouse.

**Adjournment:** With no further business to discuss, Chris motioned to adjourn the general session at 8:44 PM. The motion was seconded by James and passed unanimously.

Respectfully Submitted,  
Jennifer Bell, Recording Secretary  
HOAMCO