

**Coldwater Springs Homeowners Association  
Minutes of the General Session Board Meeting  
Thursday, July 25, 2019 – 7:00 PM  
Coldwater Golf Club Clubhouse  
100 N. Clubhouse Dr., Avondale AZ**

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

**Board Members Absent:** Bob Gunn

**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 7:06 PM.

**Vendor Introductions:** None

**Previous Minutes:** Chris requested the following changes to the June 27, 2019 minutes:

- Jack Hale is from MCSO and head of Countywide Security.  
New Business, bullet 2
- Last sentence should read, "With the current bid for Soil Aeration and Maxical Application at \$5097.84, the Landscape committee will request Caretaker provide a lower bid.
- Next meeting date should be July 25, 2019.

Chris made a motion to accept the June 27, 2019 minutes with the proposed changes. James seconded the motion. Motion passed unanimously.

**Financial Statements:** A motion was made by Ron to accept financials for June 2019 as presented, and seconded by Rick. Motion was carried unanimously.

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

**OLD BUSINESS**

- Maricopa County Flood Control – Installed gate for security.
- Concrete Trash Cans – 3 cans have been delivered. Project is complete.
- Caretaker Golf Course cleanup and spraying – The cleanup is complete. Cliff has received the check from the Golf Club for their half of the bill.
- Granite topping and replenishment – Project complete.
- Soil Aeration & Maxical Application – Approved and Scheduled
  - Caretaker provided a lower bid for the project at \$2,548.92. Landscape committee will have Caretaker concentrate on select areas at the parks.

**NEW BUSINESS**

- Cabana Light at Main Park Vandalized -
  - Cliff will get bids to have the light guard replaced. If needed, Mike can make the repairs.
- Power washing of the Cabana's
  - Ryan has contacted a new vendor and they have agreed to do the power washing for the same price as the previous vendor. Power washing will be done on Fridays, it will also include the playgrounds. The bar b ques will be cleaned out on Mondays by caretaker.
- Bid for Basketball court striping (both courts) – Bid received for \$11,984. Cliff will work on getting new, lower bids for the work.

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**COMMITTEE REPORTS**

- Social
- Landscape
- Architectural – Ron presented new guidelines for golf ball netting and weed netting. These items will be added to the Architectural and Landscaping guidelines. Cliff will print new packets and hole punch and provide to the board.
- Safety Patrol
- Playground

**Review Action Item List:**

- Mike would like the Renter's Handbook to be revised.
  - All community rules will be enforced with renters and homeowners will be held accountable.
  - Important to note No Overnight Parking and No Commercial Vehicle parking.
- Will work on finding out how to repair light at main park.

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

**Next Meeting Dates:** The next Board Meeting will be August 22<sup>nd</sup> at 7pm - Coldwater Golf Club Clubhouse.

**Adjournment:** With no further business to discuss, Lee motioned to adjourn the general session at 8:14 PM. The motion was seconded by James and passed unanimously.

Respectfully Submitted,  
Jennifer Bell, Recording Secretary  
HOAMCO