

**Coldwater Springs Homeowners Association
Minutes of the General Session Board Meeting
Thursday, August 22, 2019
Coldwater Golf Club Clubhouse**

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

Board Members Absent: Richard Holman, James White

Management Present: Cliff Adams, Community Manager

Vendor Introductions: None

Call to Order: The general session was called to order by Mike at 7:56 PM.

Previous Minutes: The motion to approve the minutes of the July 25, 2019 General Session meeting was made by Chris and seconded by Bob. Motion passed unanimously.

Financials: Ron reviewed the financials for the month ending July 31, 2019. Ron made a motion to approve the financials as presented. Chris seconded the motion. Motion passed unanimously.

Management Report: Cliff addressed the group.

Old business

- Flood control – The Board is waiting for a response from FEMA. They hope for more info next month.

NEW BUSINESS

- Landscape tips – James was not present so item will be tabled until next month.
- Ramada light vandalized – Light at the Main Park ramada was vandalized and Cliff met with the electrician. He has the light in stock and will be installing and adding the cage next week. Cage will be installed with longer bolts to prevent future vandalism. Security is watching the parks closely.
- Renters handbook – Handbook has been redone by Ron. Handbook does not need a vote from the Board if it does not contradict the community CC&R's. Handbooks will be distributed to all renters. Can be sent as a pdf.
- 2020 Budget – Ron and Cliff are still in the planning phase for next year's budget. Important to include removal of more Sissoo trees. There will be no painting projects next year.
- Assessment increase – The Board will be looking to increase assessments next year by 10%. The community has the best security it has ever had. New assessment amount is still the lowest cost in area.
- Paint mailbox curbs – Will need to talk to the city about the possibility of painting the curbs. Cliff has left a message with the City of Avondale. Will also look at possibly posting No Parking signs. Mike will be meeting with Jack, head of County Wide Security.
- Insurance policy – Policy will expire August 31st, 2019. New policy will be an increase of \$179.00 for the same coverage. Mike made a motion to renew the policy with the increase. Lee seconded the motion. Motion passed unanimously.

Committee Reports:

- Social
- Landscape
- Architectural
- Safety Patrol
- Playground

Action Items:

**Coldwater Springs Homeowners Association
Minutes of the General Session Board Meeting
Thursday, August 22, 2019
Coldwater Golf Club Clubhouse**

- Landscape tips

Homeowner forum: The homeowners addressed the Board.

Next meeting: The next Board of Directors meeting will be October 24th, 2019 at 7:00 PM.

Adjournment: With no further business to discuss, Lee motioned to adjourn the General Session at 8:50 PM. The motion was seconded by Chris. Meeting was adjourned.

Respectfully Submitted,
Jennifer Bell, Recording Secretary
HOAMCO