

Coldwater Springs Homeowners Association
General Session Board Meeting
Thursday January 23,2020 7:00 PM
Coldwater Golf Club Clubhouse

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

Board Members Absent:

Management Present: Cliff Adams, Community Manager

Homeowners Present: 20

1. CALL TO ORDER

Mike Monfred called the general session meeting to order at 7:10 PM. With seven (7) members present, quorum has been established.

2. VENDOR INTRODUCTIONS-RYAN AND CARSON FROM CARETAKERS

a. Ryan and Carson from Caretakers gave presentation.

- Smart controllers
- Discussed timers of sprinklers
- Removed dead pine trees
- Replant proposals
- Weed control proposals
- Will continue rejuvenation process

3. APPROVAL OF NOVEMBER 21, 2019 MINUTES

MOTION by Lee Balicki to approve the October 24, 2019 general session minutes as written. Motion seconded by James White. Motion passed unanimously.

4. ACCEPTANCE OF FINANCIALS

Operating-\$67,175.30

Reserves -\$710,495.93

Total-\$777.671.23

MOTION by Ron Cross to accept the November 2019 Financial Report as presented. Motion seconded by James White. Motion passed unanimously.

5. MANAGEMENT REPORT-Cliff Adams

- a. Vandalism of broken trash can along the west walkway.
- b. Working along view fencing to gain compliance
- c. Finding houses that have been painted wrong colors.
- d. Having a new dedicated assistant and additional compliance at the property five days a week.

6. SECURITY OVERVIEW AND DISCUSSION-JACK HALE-COUNTRYWIDE SECURITY

- a. Jack gave a presentation of the duties for security in the community.

- b. Addressed the parking issue within the community.
- c. If you need to park on the street, parking passes are available from the management company.
- d. Keep garage doors closed and cars locked to prevent theft.
- e. Speeding citations given.
- f. Pets must not be off their leashes.
- g. Security does vacation watch for homeowners out of town.
- h. 2 major crimes in December-1 home burglary and 1 car burglary.

7. OLD BUSINESS

- a. Proposal for Herbicide and Weed Control for the main park.
- b. Proposal for removal of Dead Pine Trees.
- c. Fix Graffiti along the Waste Walkway.
- d. Installed Smart Controllers in the Community.

8. NEW BUSINESS

- a. Remove Graffiti from the slide and tree.
- b. Finishing the compliance of the view fences.
- c. New Gates for the West Walkway and the Golf Course Concourses.
- d. Proposal for repair of pump stations-TABLED

9. COMMITTEE REPORT

- a. Social-Mike Monfred
 - Spring Yard Sale-April 18, 2020
 - Easter event will be held April 4, 2020
 - Fall yard sale-October 17, 2020
 - Christmas Party-December 12, 2020
- b. Landscape-Lee Balicki
 - Pine tree removal-\$1200.00
 - Herbicide & ground treatment\$1140.00

MOTION by James White to accept the proposal for herbicide and ground treatment for both parks in the amount of 1900.00 total. Motion seconded by Chris Venturini. Motion passed unanimously.

- c. Architectural-Ron Cross
 - Compliance for weeds.
 - Houses that need painting need the whole house to be done.
 - Garbage cans must be taken in after trash pickup.
- d. Safety patrol-Bob Gunn
 - 4 vacation/empty watch
 - 51 suspicious persons
 - 68 suspicious vehicles
 - 346 open garage doors
 - 135 bicycle lane parking

- 165 street parking violations
- 458 overnight street parking
- 77 traffic violations
- 37 dogs off leashes
- 71 motorist assists
- 37 golf course trespasses
- 125 in park after 10 pm
- 26 bicycles without lights
- 5 warrant arrests
- 12 assists from Avondale Police

MAJOR CRIME REPORT

- 3 Homes Vandalized
- 2 Automobiles Vandalized
- 2 Automobile Accidents

10. REVIEW/ACTION ITEM LIST

- a. Estimate to plant Lantana in the QT Island.
- b. Tabling both proposals for replacement of plants on Fairway & Van Buren
- c. Pump Station -TABLED
- d. Stripping basketball court
- e. Flood Control

11. HOMEOWNER COMMENT PERIOD

- a. Homeowner discussed where responsibility lies from overspray by golf course.

12. NEXT MEETING DATE-February 27, 2020 at 7:00 PM

13. ADJOURNMENT

MOTION by Chris Venturini to adjourn the general session meeting at 9:34 PM with no further business to discuss. Motion seconded by James White. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott
Recording Secretary

