

**Coldwater Springs Homeowners Association**  
**General Session Board Meeting**  
**Thursday July 30, 6:00 PM**  
**Via ZOOM**

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

**Board Members Absent:**

**Management Present:** Cliff Adams, Community Manager

**Homeowners Present:**

**1. CALL TO ORDER**

Mike Monfred called the general session meeting to order at 7:04 PM. With seven (7) members present, quorum has been established.

**2. VENDOR INTRODUCTIONS-Ryan Biblich**

- a. Fertilized with granular fertilizer
- b. Repairing leaks and broken sprinkler
- c. Working with weathermatic controllers
- d. Working on 2021 budget.
- e. Working on planting proposals for trees and bushes that have been removed

**3. APPROVAL OF JUNE 25, 2020 MEETING MINUTES**

**MOTION** by Bob Gunn to approve the June 30, 2020 general session minutes as corrected item 8 to add trash cans and add meeting adjourned at 8:02 PM. Motion seconded by Chris Venturini. Motion passed unanimously.

**4. ACCEPTANCE OF FINANCIALS FOR JUNE 2020**

Operating-\$94,165.12  
Reserves - \$753,799.00  
Total- \$847,964.12

**MOTION** by Ron Cross to accept the June 2020 Financial Report as presented by Ron Cross. Motion seconded by Bob Gunn and opened for discussion. Motion passed unanimously.

**5. MANAGEMENT REPORT-Cliff Adams**

- a. West walkway-Cliff and Javier will keep updated. Blacktop on the river bottom.
- b. Logan is new golf course compliance representative.
- c. Solar lights in park are working very well. Would like to add additional solar lights in main park.
- d. Working with Travis with insurance companies regarding car accidents.
- e. Sales of homes are very robust.

**6. OLD BUSINESS**

- a. Watering Turf in the day time only.
- b. Start work on fences to replace or repair cut through fencing into golf course.
- c. Discuss the city's new plan for the west walkway

**7. NEW BUSINESS**

- a. Talk about manufacturing cages for irrigation system to stop vandalism
- b. Check out Sisso's damaging homeowner's irrigation
- c. No permission allowed to hold parties or rent cabanas at this time.

**8. COMMITTEE REPORT**

- a. Social
- b. Landscape-James White and Lee Plicki
  - City will work with Ryan to stop roots from growing
  - Review bids for options available for playground equipment
- c. Architectural-Ron Cross
  - Paint requests
  - Extension of driveways
- d. Safety Patrol-Bob Gunn
  - Vacation/Empty Watch -7
  - Suspicious Persons - 26
  - Suspicious Vehicle - 27
  - Open Garage Doors -151
  - Bicycle Lane Parking -49
  - Street Parking Violation - 99
  - Overnight Street Parking -143
  - Traffic Violations - 55
  - Dogs Off Leash - 15
  - Motorist Assists - 42
  - Trespass on Golf Course -23
  - In Park After 10pm -52
  - Bicycles Without Lights -18
  - Warrant Arrest - 0
  - Assisted Avondale Police – 9
  - **NO MAJOR CRIMES TO REPORT**
- e. Playground
- f. Golf Club

**9. REVIEW/ACTION ITEM LIST**

- a. Get cages completed as soon as possible
- b. Get fences completed
- c. Clean out culverts
- d. Drainage ditch to be dragged to end of park.

e. Get Deed for land

**10. HOMEOWNER COMMENT PERIOD**

a. Mr. Lewis-trailers being parked on street.

**11. NEXT MEETING DATE**-August 27, 2020 at 6:00 PM

**12. ADJOURNMENT**

**MOTION** by Chris Venturini to adjourn the general session meeting at 9:00 PM with no further business to discuss. Motion seconded by Bob Gunn and opened for discussion. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott  
Recording Secretary