

**Coldwater Springs Homeowners Association
Minutes of the General Session Board Meeting
Thursday, September 26, 2019
Coldwater Golf Club Clubhouse**

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

Board Members Absent:

Management Present: Cliff Adams, Community Manager

Vendor Introductions: None

Call to Order: The general session was called to order by Mike at 7:01 PM.

Previous Minutes: Ron requested the following change to the August 22, 2019 General Session Minutes: Under New Business, Renters Handbook changes should be approved by the board, not the arc committee. Chris motioned to approve the minutes with the noted change. Bob seconded the motion. Motion passed unanimously.

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

Management Report: Cliff addressed the group.

Old business

- Maricopa County Flood Control – Meeting with Maricopa County officials. The HOA is asking to drill 2 feet into the collar of the riverbed. Mike will contact Maricopa County supervisor for this area, Clint Hickman.
- Gates and thoroughfares that need repairing – Need to make repairs and replace fences where needed.
- Cabana Light repair – The light has been fixed and the cage reinstalled. No more issues.

NEW BUSINESS

- Bid from Caretaker for re-seeding of the community
 - Received a bid from Caretaker for \$8626. Jim motioned to accept the bid and Chris seconded the motion. Motion passed unanimously. The community will aerate in the spring.
- Still Working on proposal for New 2020 Budget
 - Cliff and Ron will have draft of the budget ready to approve in October.
- Cox Communications upgrade for the community
 - Cox blue staked in the west end of the community. They have dug a lot of holes along Glennhurst.
- City will be installing a new stoplight at Avondale and Maricopa.
- Fairway and Coldwater Springs – Need to enforce stop sign.
- Need to request to have the fire lane signs updated on Woodland and Adams.
- Send minutes to board members who are absent.

Committee Reports:

- Social – Working on plans for the Christmas party December 14th. Need to get the word out that No dogs are allowed.

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- Landscape – Caretaker is power washing Ramada’s with hot water for the same price as the old company was charging. They are also power washing the playground 1x month.
- Architectural – Now that the cooler weather is here, compliance will focus on homes to be repainted and yards with missing trees. If a home is required to remove a tree, we need to specify that they need to pull the tree out, grind stump below gravel level and plant new tree. The HOA will work with homeowners who have bulk trash out for broken limbs. Homes with a view fence need to be in compliance. No shrubs above fence or through the fence.

- Safety Patrol -
 - 11 stopped for speeding
 - 16 stop sign violations
 - 49 bike lane parking
 - 238 overnight parking
 - 19 suspicious persons
 - 17 dogs of leash
 - 29 people out after 10
 - 7 bikes without lights
 - 49 cars parked wrong way
 - 19 provided directions
 - 15 trespassed from golf course
 - 1 home invasion
 - 1 arrest

- Playground
 - Look for new bids for bball striping

Action Items:

- Clint Hickman update
- Cox Communications update
- Community sidewalks
- New business - 2020 budget

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, Chris motioned to adjourn the General Session and Jim seconded the motion. The meeting was adjourned at 8:07 PM.

Respectfully Submitted,
Jennifer Bell, Recording Secretary
HOAMCO