

**Coldwater Springs Homeowners Association**  
**General Session Board Meeting**  
**Thursday December 3, 2020 at 6:00 PM**  
**Via ZOOM**

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

**Board Members Absent:**

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

**Homeowners Present:** 2

**1. CALL TO ORDER**

Mike Monfred called the general session meeting to order at 6:07 PM. With seven (7) members present, quorum has been established.

**2. VENDOR INTRODUCTIONS-NONE**

**3. APPROVAL OF OCTOBER 29, 2020 MEETING MINUTES**

**MOTION** by Bob Gunn to approve the October 29, 2020 general session minutes as written. Motion seconded by Chris Venturini. Motion passed unanimously.

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

Operating-\$92,973.75  
Reserves - \$760,339.19  
Total - \$853,372.34

**MOTION** by Ron Cross to accept the October 2020 Financial Report as presented. Motion seconded by Lee Balicki. Motion passed unanimously.

**5. MANAGEMENT REPORT-Cliff Adams**

- a. Discussed with Javier about the responses we could get from the City.
- b. Damage along Van Buren and Links has been repaired.
- c. Final Draft budget has been completed.
- d. Bobby completed installation of cages.

**6. OLD BUSINESS**

- a. Dead Trees on the schedule to be cut down-scheduled in December.
- b. New park rule signs to be installed in December-approved and in production. Installation and removal of old signs within the next couple of weeks.
- c. Roofers have fixed cabana roof damage.
- d. Cages are now installed and secured over the wireless controllers for irrigation. Also, repaired the pop outs.
- e. Wall along Van Buren has been repaired.

**7. NEW BUSINESS.**

- a. Ratify New 2021 Budget.

**MOTION** by the Budget Committee to accept the 2021 Budget as presented by Ron Cross. Motion seconded by Chris Venturini. Motion passed unanimously.

- b. New accident to investigate-Car went into drainage ditch. Will get an assessment of damage. Will monitor the success of the extra security after

**MOTION** by Mike Monfred to add security from sixteen (16) hours a week to twenty-four (24) hours a week for a trial period of one hundred twenty (120) days. Motion seconded by Bob Gunn. Motion passed unanimously.

## **8. COMMITTEE REPORT**

- a. Social-no events scheduled at this time.
- b. Landscape
- c. Architectural-minimal submissions
- d. Safety Patrol-Bob Gunn
  - Vacation/Empty Watch - 7
  - Suspicious Persons - 22
  - Suspicious Vehicle - 24
  - Open Garage Doors- 82
  - Bicycle Lane Parking -28
  - Street Parking Violation - 67
  - Overnight Street Parking -101
  - Traffic Violations - 47
  - Dogs Off Leash - 7
  - Motorist Assists - 36
  - Trespass on Golf Course -24
  - In Park After 10pm - 39
  - Bicycles Without Lights -12
  - Warrant Arrest - 0
  - Assisted Avondale Police – 1
- **MAJOR CRIME REPORT**
  - Theft Vehicle Parts-1
  - Vehicle Burglury-1
- e. Playground-Solar lights are currently on hold.
- f. Golf Club-Areas seen from the road has been cleaned up.

## **9. REVIEW/ACTION ITEM LIST**

- a. Update on bids to get repairs done from the accident.
- b. Broken lights in median by QT
- c. Have Caretaker adjust area of service in exchange for going down on fees.

## **10. HOMEOWNER COMMENT PERIOD**

- a. Eileen Burns-3 trees to be removed.

**11. NEXT MEETING DATE**-Thursday, January 28, 2021 at 6:00 pm.

## **12. ADJOURNMENT**

**MOTION** by Chris Venturini to adjourn the general session meeting at 8:47 PM with no further business to discuss. Motion seconded by Lee Balicki. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott  
Recording Secretary