

Coldwater Springs Homeowners Association
General Session Board Meeting
Thursday October 29, 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, Community Manager

Homeowners Present: 20

1. CALL TO ORDER

Lee Balicki called the general session meeting to order at 6:06 PM. With seven (7) members present, quorum has been established.

2. VENDOR INTRODUCTIONS-RYAN BIBICH from CARETAKER

- a. Overseed has been done. Need to scalp and reseed area (School Park) that the Bermuda grass took over. Caretaker will absorb the cost to reseed.
- b. Weed management proposal presented.
- c. Watering was cut back this week.
- d. Plant proposals were submitted to fill in plant spots where plants need to be replaced.

3. APPROVAL OF SEPTEMBER 24, 2020 MEETING MINUTES

MOTION by Chris Venturini to approve the September 24, 2020 general session minutes as amended. Motion seconded by Lee Balicki. Motion passed unanimously.

4. SPECIAL PRESENTATION – Officer Archer & Officer Redfearn-City of Avondale West Walkway

- a. Officer Archer showed the slides for Crime Prevention and Environmental Design Review. CPTED Strategies presented. Lighting, Public Artwork, Removal of trees, replace trees with plants, beef of security, heighten fence, and make the area more presentable with maintenance.

5. ACCEPTANCE OF FINANCIALS FOR SEPTEMBER 2020.

Operating-\$68,117.10
Reserves - \$758,848.41
Total - \$826,965.51

MOTION by Ron Cross to accept the September 2020 Financial Report as presented. Motion seconded by Rick Holman. Motion passed unanimously.

6. MANAGEMENT REPORT-Cliff Adams

- a. Met with Officer Archer and Officer Emmet about plans for walkway with Javier.
- b. Have bids to repair vehicular damage along Van Buren and Links.
- c. Working on 2021 Budget with Ron Cross.
- d. Bobby painting gates that were installed.

7. OLD BUSINESS

- a. Trees are on the schedule to be cut down in the Main Park in the amount of \$1650.00.

- The board approved the proposal.
- b. Solar lights in park-TABLED
- c. New Park rule signs have been ordered and will be installed.
- d. Roofers to fix cabana damage in 2 weeks.
- e. Barbeques near cabana need to be refurbished and cleaned.
- f. Cages are being installed over the wireless controllers for irrigation.

8. NEW BUSINESS.

- a. Looking to add plants with color in bare areas throughout the property.

MOTION by James White to accept the proposal for \$12,266.00 for plants, shrubs, flowers and bushes from Caretaker. Motion seconded by Bob Gunn. Motion passed unanimously.

- b. Pre-emergent proposal.

MOTION by James White to accept proposal for pre-emergent for \$3,522.50 from Caretaker. Motion seconded by Chris Venturini. Motion passed unanimously.

- c. Removal of Dead Pine Trees proposal. Approved by the Board.

- d. Meet and discuss options and improvements with Playground people. Will replace slides, add solid walkway, and replace sand with woodchips. Bid coming in December.

- e. Discussion to fix pop outs, pillars, wall and monument in the amount of \$2240.00.

MOTION by Mike Monfred to accept bid to fix the monument, wall, pillars and pop-outs in the amount of \$2240.00. Motion seconded by Ron Cross. Motion passed unanimously.

9. COMMITTEE REPORT

- a. Social-no events scheduled at this time.
- b. Landscape-Shrubs done every quarter, trash and dog cleaned up weekly.
- c. Architectural-applications for trees, painting, driveway extensions, and double gates.

- d. Safety Patrol-Bob Gunn

Vacation/Empty Watch - 9

Suspicious Persons - 24

Suspicious Vehicle - 35

Open Garage Doors- 88

Bicycle Lane Parking -19

Street Parking Violation - 62

Overnight Street Parking -119

Traffic Violations - 43

Dogs Off Leash - 8

Motorist Assists - 35

Trespass on Golf Course -15

In Park After 10pm - 44

Bicycles Without Lights -9

Warrant Arrest - 0

Assisted Avondale Police – 0

- **MAJOR CRIME REPORT**

Homes Vandalized – 1 Non-Force

- e. Playground

f. Golf Club-overseeding done and area cleaned up.

10. REVIEW/ACTION ITEM LIST

Budget

Solar Lights

Bid for slides

Painting of ramadas - TABLED

11. HOMEOWNER COMMENT PERIOD

12. NEXT MEETING DATE-Thursday, December 3, 2020 at 6:00 pm.

13. ADJOURNMENT

MOTION by James White to adjourn the general session meeting at 10:57 PM with no further business to discuss. Motion seconded by Rick Holman. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott

Recording Secretary