

**Coldwater Springs Homeowners Association**  
**General Session Board Meeting**  
**Thursday September 24, 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:**

**1. CALL TO ORDER**

Mike Monfred called the general session meeting to order at 6:03 PM. With seven (7) members present, quorum has been established.

**2. VENDOR INTRODUCTIONS-RYAN BIBICH from CARETAKER**

- Will discuss which plants will need to be replaced due to the extreme heat this summer.
- Will start overseeding.
- West walkway being cleaned.
- Supplied proposals to install master valves.

**3. APPROVAL OF AUGUST 27, 2020 MEETING MINUTES**

**MOTION** by Chris Venturini to approve the August 27, 2020 general session minutes as written. Motion seconded by Lee Balicki. Motion passed unanimously.

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

Operating-\$59,839.68  
Reserves -\$756,940.68  
Total- \$816,780.36

**MOTION** by Ron Cross to accept the August 2020 Financial Report as presented with correction of total to \$.36 (cents). Motion seconded by Lee Balicki. Motion passed unanimously.

**5. MANAGEMENT REPORT-Cliff Adams**

- Met with Javier and City of Avondale to discuss completed study. They want to present 10/29/2020.
- Met with James White, Lee Balicki and several companies about the playground equipment.
- Cost of Solar Light in the Park
- Authorized fixes to the cabanas due to vandalism.

**6. OLD BUSINESS**

- Approval of 3 trees to be cut down in the Main Park
- Cages for wireless controllers to be installed by Bobby from Black Smoke Welding within the next week
- Fencing being repaired and rebuilt along the golf course/community breezeways

- Continued cleaning sanitizing of playground area
- Had additional meetings with the city and county regarding new plan for the west walkway

## 7. NEW BUSINESS

- Removal of diseased trees along Links. Will replace trees with shrubs (Lantana). Also, stumps need to be removed.
- Addition of some trees in the community where appropriate. Approval of an Ironwood Tree to be planted.
- Preparation for Rye Grass transition.
- Bid for roof repairs on the ramada's by Glendale Roofing & Construction in the amount of \$1780.00.
- Bid for Additional Solar Lights added to the Main Park-TABLED
- Bid to replace the Playground equipment in the community parks-TABLED
- Bid for replacement of signs at the park up to trespass codes

**MOTION** by Bob Gunn to accept the proposal by Fast Signs for four (4) signs installed including installation in the amount of \$3675.03. Motion seconded by Lee Balicki. Motion passed unanimously.

- Master valves to be installed at 116<sup>th</sup> Dr. & Coldwater Springs Blvd. in amount of \$2893.98.
- Master valves to be installed at N. 119<sup>th</sup> Dr. & Coldwater Springs Blvd. in the amount of \$3148.23
- Master valves to be installed at 118<sup>th</sup> Ave. & Coldwater Springs Blvd. in the amount of \$5611.14

**MOTION** by James White to approve the three (3) proposals to install the Master valve assemblies by Caretaker in the total amount of \$11,653.35. Motion seconded by Ron Cross. Motion passed unanimously.

- Speed enforcement in the community
- Cell tower

**MOTION** by Rick Holman to have Cliff Adams get a proposal to get a bid for a cell tower to be installed in the small park. Motion seconded by James White. Three (3) yes votes and four (4) no votes. Motion did not pass.

## 8. COMMITTEE REPORT

- Social-no events scheduled at this time.
- Landscape
- Architectural
- Safety Patrol-Bob Gunn
  - Vacation/Empty Watch - 18
  - Suspicious Persons - 28
  - Suspicious Vehicle - 22
  - Open Garage Doors - 102
  - Bicycle Lane Parking -37
  - Street Parking Violation - 78
  - Overnight Street Parking -134
  - Traffic Violations - 38

Dogs Off Leash - 13  
Motorist Assists - 33  
Trespass on Golf Course -30  
In Park After 10pm -51  
Bicycles Without Lights -13  
Warrant Arrest - 3  
Assisted Avondale Police – 5

- **MAJOR CRIME REPORT**

Vehicle Vandalized - 1  
Homes Vandalized – 1 Non Force

- Playground
- Golf Club-Currently overseeding and reopening October 3.

**9. REVIEW/ACTION ITEM LIST**

Solar Lights  
Playgrounds  
Pick up signed paperwork  
Drop off proposals

**10. HOMEOWNER COMMENT PERIOD**

**11. NEXT MEETING DATE**-October 29, 2020 at 6:00 PM

**12. ADJOURNMENT**

**MOTION** by James White to adjourn the general session meeting at 9:42 PM with no further business to discuss. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott  
Recording Secretary