

Coldwater Springs Homeowners Association
General Session Board Meeting
Thursday February 25, 2021 at 6:00 PM
Via ZOOM video/audio Meeting

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

Management Present: Cliff Adams, HOAMCO Community Manager

Homeowners Present: 11

1. CALL TO ORDER

Mike Monfred called the general session meeting to order at 6:10 PM. With seven (7) members present, quorum has been established.

2. VENDOR INTRODUCTIONS-RYAN BABICH & NATHAN

- a. End of Bermuda grass season.
- b. Applying nitrogen and fertilizing.
- c. Cutting back sage and bougainvillea.
- d. Introduction of Nathan Kundia, new branch manager for Caretaker.
- e. Removing stumps next week.

3. APPROVAL OF JANUARY 28, 2021 MEETING MINUTES

MOTION by Ron Cross to approve the January 28, 2021 general session minutes as written. Motion seconded by Chris Venturini. Motion passed unanimously.

4. ACCEPTANCE OF FINANCIALS FOR JANUARY 2021.

Operating-\$84,934.07
Reserves - \$765,226.07
Total - \$850160.14

MOTION by Ron Cross to accept the January 2020 Financial Report as presented. Motion seconded by Bob Gunn. Motion passed unanimously.

5. MANAGEMENT REPORT-Cliff Adams

- a. Working with Ryan, James and Lee to determine where and what to salvage from the west walkway.
- b. Permanent sign for our Website to be installed this week.
- c. Letter once approved to go out to the community explaining the west walkway

6. OLD BUSINESS

- a. Removal of Sisso Trees-In progress
- b. Light out at the basketball court-Fixed
- c. Added lighting to the small park-Lights being ordered
- d. Playground equipment/repairs-In progress
- e. Playground wood chip project-In progress

- f. Revisit ideas to repair the drainage at the park-Ryan is working on suggestions.
- g. Block wall construction replacing gates-Week of March 1st

7. NEW BUSINESS

- a. Bid for new BBQ's at the small park-TABLED
- b. Bid to replace damaged riders for toddlers in the small park-Approved
- c. Bid for Sulphur treatment-Approved
- d. Bid for Herbicide coated fertility-Approved
- e. Bid for Fairway Drive Planting

MOTION by James White to approve removal of Deergass and 30 shrubs and add 90gallon plants on Fairway Drive in the amount of \$3,930.00. Motion seconded by Rick Holman. Motion passed unanimously.

- f. Bid for 118th and Coldwater Planting-Approved
- g. Bid for Links and Coldwater Planting-Approved
- h. Bid for painting wall facing Avondale Blvd.-TABLED

8. COMMITTEE REPORT

- a. Social-no events scheduled at this time until further notice.
- b. Landscape
- c. Architectural-Ron Cross-Reviewing and approving requests
- d. Safety Patrol-Bob Gunn-January 2021 to February 2021
 - Vacation/Empty Watch - 11
 - Suspicious Persons - 24
 - Suspicious Vehicle - 16
 - Open Garage Doors- 83
 - Bicycle Lane Parking -27
 - Street Parking Violation - 60
 - Overnight Street Parking - 52
 - Traffic Violations - 27
 - Dogs Off Leash - 5
 - Motorist Assists - 26
 - Trespass on Golf Course -16
 - In Park After 10pm - 22
 - Bicycles Without Lights -13
 - Warrant Arrest - 1
 - Assisted Avondale Police – 2
- e. Playground
- f. Golf Club-Rick Holman

9. REVIEW/ACTION ITEM LIST

“See Attached”

10. HOMEOWNER COMMENT PERIOD

- a. Arthur Kirker-When can trash cans be put on the street?
- b. Liz Lopez-Issue with pigeons. Rat issue.

11. MESSAGE FROM PRESIDENT

- a. No gatherings at any of the Ramadas in the parks due to the Covid 19 Pandemic.

12. NEXT MEETING DATE-Thursday, March 25, 2021 at 6:00 pm.

13. ADJOURNMENT

MOTION by Lee Balicki to adjourn the general session meeting at 10:08 PM with no further business to discuss. Motion seconded by Rick Holman. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott
Recording Secretary