

**Coldwater Springs Homeowners Association**  
**General Session Board Meeting**  
**Thursday, March 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:** 5

**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. APPROVAL OF FEBRUARY 25, 2021 MEETING MINUTES**

**MOTION** by Bob Gunn to approve the February 25, 2021 general session minutes as amended. Motion seconded by Chris Venturini. Motion passed unanimously.

**3. ACCEPTANCE OF FINANCIALS FOR FEBRUARY 2021.**

Operating-\$47,479.31  
Reserves - \$766,820.81  
Total - \$814,318.12

**MOTION** by Ron Cross to accept the February 2021 Financial Report as presented. Motion seconded by Bob Gunn. Motion passed unanimously

**MOTION** by Rick Holman to have Jack Hill go over the numbers for security at the April 22, 2021 meeting. Motion seconded by Bob Gunn. Four (4) yes votes, Three (3) no votes. Motion passed.

**4. MANAGEMENT REPORT-Cliff Adams**

- a. Cliff has been working with James White and Lee Balicki on the BBQ placement in the small park of 2 units.
- b. New walls along west walkway need to be painted.
- c. Annual meeting is May 27, 2021
- d. Officer Redfearn gave a presentation of violations in the community.
  - Criminal Damage calls-18
  - Burglary calls-18
  - Assault calls-11
  - Theft calls-10 (unlocked cars)
  - Fraud calls-10

**5. OLD BUSINESS**

- a. BBQ Installation-small BBQ's will be installed at cost of \$1,291.11

- a. Stump Grinding throughout property-Completed
- b. Grading of the main park for water retention-Pending proposal.out
- c. Removal of Sisso Trees-Pending readiness of removal and grinding.
- d. Added lighting to the small park-Completed
- e. Block wall construction replacing gates-Completed

**6. NEW BUSINESS**

- a. Palm tree removal or trimming.
- b. Bid for repair of Backflow-Will be replaced at a cost of \$910.00
- c. Bid for flushing of the culverts

**MOTION** by James White and the landscaping committee to approve the bid to flush the culverts in the amount of \$8,850.00. Motion seconded by Lee Balicki. Motion passed unanimously.

**MOTION** by landscaping committee for a 3-year lock in the amount of \$31,200.00 from Caretaker for pruning trees. Motion seconded by Rick Holman. Motion passed unanimously.

- d. Call for Candidate forms for Annual-candidate forms are due on April 23, 2021.

**7. 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 - 6
  - Suspicious Persons - 31
  - Suspicious Vehicle - 28
  - Open Garage Doors- 106
  - Bicycle Lane Parking -29
  - Street Parking Violation - 63
  - Overnight Street Parking - 187
  - Traffic Violations - 44
  - Dogs Off Leash - 7
  - Motorist Assists - 44
  - Trespass on Golf Course -12
  - In Park After 10pm - 29
  - Bicycles Without Lights -18
  - Warrant Arrest - 2
  - Assisted Avondale Police – 7
- e. Playground-Pavers are in
- f. Golf Club-Rick Holman

**8. REVIEW/ACTION ITEM LIST**

- a. Grading of main park
- b. Jack Hill input of numbers for cost regarding extra security.

**9. HOMEOWNER COMMENT PERIOD**

**10. MESSAGE FROM PRESIDENT**

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

**11. NEXT MEETING DATE**-Thursday, April 22, 2021 at 6:00 pm.

**12. ADJOURNMENT**

**MOTION** by Chris Venturini to adjourn the general session meeting at 7:50 PM with no further business to discuss. Motion seconded by James White. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott  
Recording Secretary