

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, December 2, 2021 6:30 PM
Coldwater Springs Golf Club

BOARD MEMBERS PRESENT: Beverly (Chris) Venturini, (President); Lee Balicki (Vice President), Ron Cross, (Treasurer); James White (Secretary); and Rick Holman (Director)

MANAGEMENT PRESENT: Cliff Adams, Community Manager and Elaine Parriott, Recording Secretary

GUESTS: 5

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

Lee Balicki called the December 2, 2021 Coldwater Springs Open Meeting to order at 6:34 PM. With five (5) members present, quorum has been established.

II. VENDORS PRESENT-Jack Hale-Countrywide Security

a. Jack Hale gave a presentation on status of security.

- Car thefts have increased
- Criminal damage increased
- Vehicle burglaries have increased

III. APPROVAL OF OCTOBER 28, 2021 OPEN MEETING MINUTES

MOTION by Lee Balicki to approve the October 28, 2021 open meeting minutes as written. Motion seconded by Rick Holman and open for discussion. Motion passed unanimously.

IV. ACCEPTANCE OF OCTOBER 2021 FINANCIAL. -Ron Cross-Treasurer

- Operating-\$44,551.15
- Reserves-\$689,057.48
- Total Liabilities-\$733,608.63

MOTION by Ron Cross to accept the October 2021 Financial Report as presented by Ron Cross. Motion seconded by James White and open for discussion. Motion passed unanimously.

V. OLD BUSINESS

- New Landscaper chosen for community. Last day for Caretaker is December 31, 2021.

- Christmas Party on December 12, 2021

VI. NEW BUSINESS

- Approve 2022 Coldwater Budget

MOTION by Ron Cross to approve the 2022 Coldwater Springs Budget. Motion seconded by Rick Holman and open for discussion. Motion passed unanimously.

VII. COMMITTEE REPORTS

- a. Landscape
- b. Playground
- c. Golf

VIII. REVIEW/ACTION ITEM LIST

- a. Send email blast to community to remind them to stay off the golf course.
- b. Better the egress with the new landscape company to better the monuments.

IX. HOMEOWNER COMMENT PERIOD

- a. Jackie Mertz-Suggested sandwich board to announce when bulk trash is picked up. Would like for the community to have more speed limit and stop signs. She will head a committee to accomplish the task with the City of Avondale.

X. NEXT MEETING DATE- January 27, 2022 at 6:30 PM

XI. ADJOURNMENT

MOTION by Lee Balicki to adjourn the Open Session meeting at 8:18 PM with no further business to discuss. Motion seconded by James White and open for discussion. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott
Recording Secretary