

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, February 24, 2022 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 with HOAMCO and Elaine Parriott, Recording Secretary

GUESTS: 8

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

Chris Venturini called the February 24, 2022 Coldwater Springs Open Meeting to order at 6:32 PM. With five (5) members present, quorum has been established.

II. VENDORS PRESENT

- a. Dave London-Back to Nature Landscape
 - Dave gave a presentation of his scope of work for landscape.
- b. Jack Hale-Countrywide Security
 - Jack gave a presentation for the monthly security report. Vandalism with spray paint suspect arrested.

III. APPROVAL OF JANUARY 27, 2022 OPEN MEETING MINUTES

MOTION by Ron Cross to approve the January 27, 2022 open meeting minutes as written. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

IV. ACCEPTANCE OF JANUARY 2022 FINANCIALS-Ron Cross-Treasurer

- a. Operating - \$90,026.75
- b. Reserves - \$674,248.46
- c. Total - \$734,275.21

MOTION by Ron Cross to accept the January 2022 Financial Report as presented by Ron Cross. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

V. HOA BOD REPORT

- a. Anthony is now a new compliance officer for the community.
- b. Management is working with a new landscape company on the water distribution on grounds as well as other items that need attention as well.

VI. OLD BUSINESS

- a. Removal of Dead Trees-Completed
- b. Traffic Study for Coldwater Springs-the study showed in an eleven (11) day period, 64,000 cars passed at an average speed of 35 MPH
- c. Roof repair on the Cabanas-Completed
- d. Graffiti by small park removal-Completed

VII. NEW BUSINESS

- a. Removal of grass patches on fairway.
- b. New Shred-A-Thon for April 2, 2022.

MOTION by Chris Venturini to schedule the Shred-A-Thon for April 2, 2022 from 10:00 am to 2:00 pm allowing four (4) boxes per household. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

- c. Community Easter event.

MOTION by Chris Venturini to schedule the 2022 Easter event for April 9 from 10:00 am to 2:00 pm for children under 10 years old. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

- d. Light fixtures vandalized-proposal to fix lights by QT monument.

MOTION by Lee Balicki to approve proposal by TAP and Sons Electric the amount of \$1,086.00 to repair vandalism by the QT monument. Motion

seconded by Rick Holman and opened for discussion. Motion passed unanimously.

e. Backflows needing repair.

MOTION by Lee Balicki to approve the proposal by Superstition Fire Protection in the amount of \$2,102.00 for repair of the backflows. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

f. Golf Cart discussion for security.

MOTION by Ron Cross to purchase a golf cart for the HOA in the amount of \$6,000.00. Motion seconded by James White and opened for discussion. Motion passed unanimously.

VIII. COMMITTEE REPORTS

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

MOTION by Lee Balicki to have Cliff Adams, Rick Holman and James White to transition the responsibility of fencing and painting of walls in the community. Motion seconded by Chris Venturini and opened for discussion.

IX. REVIEW ACTION ITEM LIST

- a. Dates of events
- b. Hire a vendor to remove graffiti in small park.
- c. Meet with vendor regarding painting.

X. HOMEOWNER COMMENT PERIOD

- a. Ben Lewis-weeds, trash and landscaping. Flowers on Fairway on the island need more gravel. Are the weeds in homeowners' yards being addressed?

XI. NEXT MEETING DATE-March 24, 2022 at 6:30 PM

XII. ADJOURNMENT

MOTION by Chris Venturini to adjourn the February 24, 2022 Coldwater Springs Open meeting at 8:45 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