

**Coldwater Springs Homeowners Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**Thursday, March 24, 2022 6:30 PM**  
**Coldwater Springs Golf Club**

**BOARD MEMBERS PRESENT:** Lee Balicki (Vice President); Ron Cross (Treasurer); James White (Secretary); Rick Holman (Director); Kimberly Martinez (Director); and Raymond Cythamyl (Director)

**BOARD MEMBERS ABSENT:** Beverly (Chris) Venturini (President)

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

**GUESTS:** 14

**I. CALL MEETING TO ORDER/ESTABLISH QUORUM**

Lee Balicki called the March 24, 2022 Coldwater Springs Open Meeting to order at 6:34 PM. With six (6) members present, quorum has been established.

**II. VENDORS PRESENT-Jack Hale-Countrywide Security**

a. Jack Hale gave the monthly security report

**III. APPOINTMENT OF NEW BOARD MEMBERS**

- a. Kimberly Martinez
- b. Raymond Cythamyl

**MOTION** by Lee Balicki to accept Kimberly Martinez and Raymond Cythamyl as new members to serve on the Board of Directors for Coldwater Springs. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

**IV. APPROVAL OF FEBRUARY 24, 2022 OPEN MEETING MINUTES**

**MOTION** by James White to approve the February 24, 2022 open meeting minutes as written. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

**V. ACCEPTANCE OF FEBRUARY 2022 FINANCIALS-Ron Cross-Treasurer**

- a. Operating - \$60,026.75
- b. Reserves - \$674,248.46

c. Total - \$734,275.21

**MOTION** by Ron Cross to accept the February 2022 Financial Report as presented by Ron Cross. Motion seconded by James White and opened for discussion. Motion passed unanimously.

**VI. HOA BOD REPORT**

- a. Reading of the 2022 February Meeting minutes
- b. Acceptance of the 2022 Meeting minutes

**VII. OLD BUSINESS**

- a. Paver and Rip Rap Job at the main park-Completed
- b. Traffic Study for Coldwater Springs-Ongoing
- c. Painting of fence by school-Completed
- d. Light fixture repair of cage-Scheduled
- e. Backflow repairs-Completed

**VIII. NEW BUSINESS**

- a. Removal of grass patches on Fairway and replace with rock between curb.

**MOTION** by James White to accept the proposal by Back to Nature in the amount of \$13,637.76 to add rock on Fairway. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

- b. New Shred-A-Thon date set for May 7, 2022.
- c. Community Easter event April 9<sup>th</sup>-scheduled on 3/31
- d. Bid to repair lights by QT monument-scheduled on 3/31
- e. New Tree Bid for the community-Discussion

**MOTION** by James White to accept the proposal from Back to Nature in the amount of \$33,835.00. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

**MOTION** by James White to accept the proposal from Back to Nature to trim palm trees in the amount of \$1,820.00. Motion seconded by Rick Holman and opened for discussion.

**MOTION** by James White to accept proposal from Clearwater Engineering in the amount of \$2,575.63. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

**IX. COMMITTEE REPORTS**

- a. Landscape-James White
- b. Playground
  - Graffiti has been cleaned up
- c. Golf
  - Trespassing on the golf course is subsiding.

**X. REVIEW ACTION ITEM LIST**

**XI. HOMEOWNER COMMENT PERIOD**

- a. Sue Scott-what is going on with the board? Has the board considered having extra events other than Easter and Christmas?  
Sue has volunteered to serve on the Social Committee
- b. David and Linda Moore-Is landscaping in common areas?

**XII. NEXT MEETING DATE-April 28, 2022 at 6:30 PM**

**XIII. ADJOURNMENT**

**MOTION** by Ron Cross to adjourn the March 24, 2022 Coldwater Springs Open meeting at 8:00 PM with no further business to discuss. Motion seconded by James White and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott  
Recording Secretary