

Coldwater Springs Homeowners Association
General Session Board Meeting
Thursday January 28, 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.

Board Members Absent:

Management Present: Cliff Adams, HOAMCO Community Manager

Homeowners Present: See attached

1. CALL TO ORDER

Mike Monfred called the general session meeting to order at 6:09 PM. With seven (7) members present, quorum has been established.

2. VENDOR INTRODUCTIONS-RYAN BABICH

- a. In 2020, due to drought caused many problems.
- b. Overseeding of rye not to take.
- c. Must get pre-emergent done by February.
- d. West walkway to be removed or not.
- e. Wants to come 4 days a week in winter and 5 days a week in summer.

3. APPROVAL OF OCTOBER 29, 2020 MEETING MINUTES

MOTION by Chris Venturini to approve the December 3, 2020 general session minutes as written. Motion seconded by Ron Cross. Motion passed unanimously.

4. ACCEPTANCE OF FINANCIALS FOR OCTOBER 2020.

Operating-\$80,187.22
Reserves - \$733,625.25
Total - \$813,812.47

MOTION by Chris Venturini to accept the October 2020 Financial Report as presented by Cliff Adams. Motion seconded by Rick Holman. Motion passed unanimously.

5. MANAGEMENT REPORT-Cliff Adams

- a. Working with the City to put up NO TRUCKS signs on Fairway Drive to stop them from coming into the community.
- b. Working on permanent signs at all entrances in the subdivision.
- c. City to be removing gates at either end to the west walkway by the end of the month.

6. OLD BUSINESS

- a. Dead Trees-Cut Down-Completed
- b. New Park rule signs-Completed
- c. Cages Installation for wireless controllers for irrigation-1/2 completed
- d. New plantings for community-completed
- e. Light out at median by QT-completed

7. NEW BUSINESS

- a. New accident to investigate (Fairway Drive and Coldwater Springs)
 - Pending until further investigation and information.
- b. Graffiti along west walkway fixed and more appeared and are leaving for city to fix.
- c. New proposal for Playground fixes and sand.
 - Lee Balicki and James White will walk the playground with Cliff Adams and vendors to see exactly what the bids entail.
- d. Bid for Pre-emergent for the community grass areas
MOTION by James White to approve the bid for pre-emergent in the amount of \$2422.50. Motion seconded by Lee Balicki. Motion passed unanimously.
- e. Suggestions of added areas of work for Caretaker
 - Trim trees
- f. Revisit Bid to repair the drainage at the main park-TABLED until meeting with Caretaker
 - length of the park needs to be graded.
- g. Bid for Granite Refresh at the School Park-TABLED
- h. Bid for Granite Refresh at the Main park-TABLED
- i. Bid for Sisso Tree Removal
 - Homeowners that wish to keep trees on the common side of wall will be responsible for the root damage to the common wall.**MOTION** by James White to accept proposal in the amount of \$16,080.00 to remove, grind and drill 16 Sisso trees. Motion seconded by Lee Balicki. Motion passed unanimously.
- j. Bid for block wall construction replacing gates for west walkway.
MOTION by Bob Gunn to accept the proposal from Dickerson Enterprises to remove gates at Coldwater Springs to West Walkway in the amount of \$9,084.00. Motion seconded by James White. Motion passed unanimously.

8. COMMITTEE REPORT

- a. Social-no event scheduled at this time until further notice.
- b. Landscape
- c. Architectural-Travis and Cliff have been approving application requests for architectural and go under advisement with Ron and Chris with other issues.
- d. Safety Patrol-Bob Gunn-December 2020 to January 2021
 - Vacation/Empty Watch - 7
 - Suspicious Persons - 38
 - Suspicious Vehicle - 41
 - Open Garage Doors- 172
 - Bicycle Lane Parking -46
 - Street Parking Violation - 145
 - Overnight Street Parking -141
 - Traffic Violations - 51
 - Dogs Off Leash - 12
 - Motorist Assists - 61
 - Trespass on Golf Course -37
 - In Park After 10pm - 77
 - Bicycles Without Lights -24
 - Warrant Arrest - 2

Assisted Avondale Police – 9

- **MAJOR CRIME REPORT**

- Home Burglary Non-Force-1

- Auto Theft Vehicle-1

- Home Burglary Attempt-1

- e. Playground-Staying ahead of maintenance. Would like to have small barbeques in park area.

- f. Golf Club- “no trespassing” signs installed.

9. REVIEW/ACTION ITEM LIST

“See Attached”

10. HOMEOWNER COMMENT PERIOD

11. NEXT MEETING DATE-Thursday, February 25, 2021 at 6:00 pm.

12. ADJOURNMENT

MOTION by Chris Venturini to adjourn the general session meeting at 9:27 PM with no further business to discuss. Motion seconded by Bob Gunn. Motion passed unanimously.

Respectfully submitted by,

Elaine Parriott

Recording Secretary