

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, August 25, 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 Cythaml (Director)

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

ANNOUNCEMENTS: Cliff Adams announced that Chris Venturini has resigned from the Board of Directors as President.

MOTION by Ron Cross to appoint James White to serve as President on the Board of Directors. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

MOTION by James White to appoint Rick Holman to serve as Secretary on the Board of Directors. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

James White called the August 25, 2022 Coldwater Springs Open Meeting to order at 6:32 PM. With six (6) members present, quorum has been established.

II. VENDORS PRESENT-Mike Pineda-Councilman from City of Avondale

- a. Mike Pineda with the City of Avondale gave a presentation regarding issues with concerns about proposed apartment complex west of the community.
- b. Mike will attend the next board meeting to give an update on City Council meeting.

III. APPROVAL OF JULY 28, 2022 OPEN MEETING MINUTES

MOTION by Lee Balicki to approve the July 28, 2022 open meeting minutes as amended. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

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

- a. Operating - \$58,799.42

- b. Reserves - \$686,355.06
- c. Total - \$745,154.48

MOTION by Ron Cross to accept the July 2022 Financial Report as presented by Ron Cross. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

MOTION by Ron Cross to approve the premium insurance cost in the amount of \$13,687.00. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

V. OLD BUSINESS

- a. Painting of benches in Cabanas and along Coldwater/Fairway-Completed
- b. Replenishment of wood chips in swing set areas-Scheduled
- c. Repair of gate along Tonto-Scheduled
- d. Painting of Basketball Backboard and Pole-Completed
- e. Removal of Sisso's causing damage-Completed

VI. NEW BUSINESS

- a. Tear down and build new fence at back of open area by golf course.
- b. Compiled a list of fences that need to be repaired or replaced.

MOTION by Ray Cythaml to approve the proposal from Hernandez Ironworks to remove and rebuild fence on the golf course in the amount of an additional \$6,500.00. \$12,000 total for removal and rebuild. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

- c. Bid for removal of two pine trees.

MOTION by Lee Balicki to approve the proposal from Back to Nature Landcare to remove two pine trees in the amount of \$2,800.00. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

VII. COMMITTEE REPORT

- a. Landscape-James White
 - Nothing to report at this time.
- b. Playground
 - Discussion of trash pick up by volunteers once a week on Saturday mornings.
- c. Golf-Rick Holman

- Nothing to report at this time.
- d. Social committee
- Discussion for holiday decorating of the pines trees and will get bids.
 - Shred-a-thon proposed tentatively for October 15, 2022

VIII. REVIEW ACTION ITEM LIST

- a. Secure shred-a-thon event.
- b. Eblast Friday and Monday the developers zoom information to the community.
- c. Stay in contact with Mike to learn the speed bump process.

IX. HOMEOWNER COMMENT PERIOD

- a. Mike Pineda attempted to answer questions by homeowners to the best of his ability at this time.

X. NEXT MEETING DATE- September 22, 2022

XI. ADJOURNMENT

James White adjourned the Coldwater Springs August 25, 2022 open meeting at 8:06 with no further business to discuss.

Respectfully Submitted by,

Elaine Parriott
Recording Secretary