

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, October 27, 2022 6:30 PM
Coldwater Springs Golf Club

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

BOARD MEMBERS ABSENT: James White (President)

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

GUESTS: 8

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

Lee Balicki called the October 27, 2022 Coldwater Springs Open Meeting to order at 6:36 PM. With five (5) members present, quorum has been established.

II. VENDORS PRESENT

a. Jack Hale with Countrywide Security

- Jack Hale gave the monthly security report

b. Mike Pineda-Councilman with the City of Avondale

- Mike Pineda could not attend the meeting; however, he is working with the City to start the process to get speed humps installed. Will attend December meeting.

III. APPROVAL OF SEPTEMBER 22, 2022 OPEN MEETING MINUTES

MOTION by Rick Holman to approve the September 22, 2022 open meeting minutes as amended. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

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

a. Operating - \$11,957.43

b. Reserves - \$690,417.66

c. Total - \$702,375.09

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

V. OLD BUSINESS

- a. New construction of fencing along the golf course-Needs to be scheduled.
 - Fences will be removed and reinstalled.
- b. Speed Hump Program-Ongoing/working with councilman Mike Pineda
- c. Shred-A-Thon-Completed
- d. Sandwich Boards for events-Purchased
- e. Grass seed has been planted-Complete

VI. NEW BUSINESS

- a. Planning for the Coldwater Christmas Party December 10, 2022
- b. Flower changes out for new season at the monuments.
- c. Pump Station #3 will need repair-motor not working

MOTION by Rick Holman to have the pump rebuilt. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

- d. Painting of identified common walls

MOTION by Rick Holman to accept proposal from Dickenson Enterprises to paint walls in the amount of \$28,278.72. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

- e. Ratify draft of the 2023 Budget

MOTION by Ron Cross to accept the 2023 Budget. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

VII. COMMITTEE REPORTS

- a. Architectural
 - Eblast homeowners that they do not have to plant winter grass

MOTION by Ron Cross to send an eblast to homeowners informing them they do not have to plant winter grass. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

- b. Landscape
 - Lee Balicki is continuing monthly meetings with landscape company.
- c. Playground
 - New benches have been ordered to replaced the damaged benches. Will be January before the will be shipped. In the meantime, old benches will be removed.
- d. Golf/Fences/Walls-Rick Holman
- e. Social Committee
 - Kimberly Martinez is working on facilitating upcoming events.

VIII. REVIEW ACTION ITEM LIST

- a. Get eblast out with Mike Pineda's contact information.
- b. Work on paint
- c. Work with landscapers
- d. Will get letters to homeowners regarding the HOA fee increase.

IX. HOMEOWNER COMMENT PERIOD

- a. None at this time

X. NEXT MEETING DATE- December 8, 2022 at 6:30 PM

XI. ADJOURNMENT

MOTION by Rick Holman to adjourn the Coldwater Springs October 27, 2022 open meeting at 8:22 PM with no further business to discuss. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott
Recording Secretary