

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, January 26, 2023 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: 31

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

Lee Balicki called the January 26, 2023 Coldwater Springs Open Meeting to order at 6:31 PM. With five (5) members present, quorum has been established.

II. APPOINTMENT OF NEW BOARD MEMBER

MOTION by Ron Cross to accept Eileen Burns to serve as Director at Large for the Coldwater Springs Board of Directors. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

III. VENDORS PRESENT

- a. Jack Hale with Countrywide Security
 - Jack Hale gave the monthly security report

IV. APPROVAL OF DECEMBER 8, 2022 OPEN MEETING MINUTES

MOTION by Ron Cross to approve the December 8, 2022 open meeting minutes as written. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

V. ACCEPTANCE OF DECEMBER 2022 FINANCIALS-Ron Cross-Treasurer

- a. Operating - \$34,299.73
- b. Reserves - \$678,303.02
- c. Total - \$712,602.75

MOTION by Ron Cross to accept the December 2022 Financial Report as presented by Ron Cross. Motion seconded by Kim Martinez and opened for discussion. Motion passed unanimously.

VI. OLD BUSINESS

- a. Homeowners Association Christmas Party was a success.
- b. First annual Christmas house decorating contest was a success.
- c. Wall at the end of 126th Ave-Completed
- d. Painting of the exterior walls-Completed
- e. New fence installed along the breezeway at back of main park.

VII. NEW BUSINESS

- a. Bid to add river rock to the wash area-TABLED
- b. Bid to remove Salt Cedar trees in the wash area-TABLED
- c. Bid to clean up the wash area-TABLED
- d. Bid for post-emergent treatment of the weeds-TABLED

VIII. COMMITTEE REPORTS

- a. Architectural
 - A few architectural requests have been submitted.
- b. Landscape
 - Lee Balicki is continuing monthly meetings with landscape company.
- c. Playground
 - Playground is up to date and in good condition.
- d. Golf/Fences/Walls-Rick Holman
 - Fences are going to be installed around the golf course to prevent trespassing.
- e. Social Committee-Kim Martinez
 - Will be planning events for the new year.

IX. REVIEW ACTION ITEM LIST

- a. Speak with Hernandez Ironworks about new pricing for fencing.
- b. Request a bid for post emergent to be done in Spring.
- c. Will establish dates for upcoming events.
- d. Order Bulk Trash signs.

X. HOMEOWNER COMMENT PERIOD

- a. Bob Lasiuk-233 S. 125th Ave.-Neighbors inside fencing painted black.
- b. Ben Lewis-11951 W. Jackson St.-Are parking violations being given out and bulk trash problem.

XI. NEXT MEETING DATE- February 23, 2023 at 6:30 PM

XII. ADJOURNMENT

MOTION by Ron Cross to adjourn the Coldwater Springs January 26, 2023 open meeting at 8:00 PM with no further business to discuss. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott
Recording Secretary