

**Coldwater Springs Homeowners Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**Thursday, December 8, 2022 6:30 PM**  
**Coldwater Springs Golf Club**

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

**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 December 8, 2022 Coldwater Springs Open Meeting to order at 6:32 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. City of Avondale Representatives answered questions and gave a presentation of procedures and general city information.

- Chris Lopez-Director of Neighborhood and Family Services
- Barney Lopez-City of Avondale police officer
- Aric Stewart-City Engineer
- Mike Pineda-City Councilman
- Jody Novak-City Development Services
- M. Espinoza-Chief of Police
- Jose Mendez
- Ward Stanford-Associate Traffic Engineer
- Raj Thouran-Sr. Traffic Engineer
- Veronica Malone-Vice Mayor
- Marlena Pena-Homeless Services Coordinator

**III. APPROVAL OF OCTOBER 27, 2022 OPEN MEETING MINUTES**

**MOTION** by Lee Balicki to approve the October 27, 2022 open meeting minutes as amended. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

**IV. ACCEPTANCE OF OCTOBER 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 October 2022 Financial Report as presented by Ron Cross. Motion seconded by James White and opened for discussion. Motion passed unanimously.

**V. OLD BUSINESS**

- a. Speed Hump Program-Ongoing
  - According to city representatives, it does not meet the parameters for justification.
- b. Wall at the end of 126<sup>th</sup> Avenue being reconstructed
- c. Painting of the exterior walls to begin in December
- d. Christmas Party-December 10, 2022

**VI. NEW BUSINESS**

- a. Letters have gone out for the new assessment rate for 2023
- b. Golf cart/ATV Christmas Parade December 17, 2022
- c. First Annual Christmas House Decorating Contest in December
- d. Potential Maintenance by the Golf Course Crossings-Discussion

**VII. COMMITTEE REPORTS**

- a. Architectural
  - A few architectural requests have been submitted.
- b. Landscape
  - Lee Balicki is continuing monthly meetings with landscape company.
- c. Playground
  - Update is complete-waiting for benches to arrive.
- d. Golf/Fences/Walls-Rick Holman
- e. Social Committee
  - Events have been planned for the month of December.

**VIII. REVIEW ACTION ITEM LIST**

- a. Follow up on signs for golf course
- b. Pushing for illuminated signs on the roads
- c. Will reach out to homeless representative division to work on how to vacate homeless camps.

**IX. HOMEOWNER COMMENT PERIOD**

- a. Julian-205 S. 122<sup>nd</sup> Ave.-Gopher issues
- b. Bob and Brenda Lasuik-233 S. 125<sup>th</sup> Ave-Fences painted black, bulk trash pick up and trash containers not being brought in after trash pickup.

**X. NEXT MEETING DATE-** January 26, 2023 at 6:30 PM

**XI. ADJOURNMENT**

**MOTION** by Lee Balicki to adjourn the Coldwater Springs December 8, 2022 open meeting at 8:51 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