

**Coldwater Springs Homeowners Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**Thursday, April 27, 2023 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); Eileen Burns (Director and Raymond Cythaml (Director)

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

**GUESTS: 10**

**I. CALL MEETING TO ORDER/ESTABLISH QUORUM**

James White called the April 27, 2023 Coldwater Springs Open Meeting to order at 6:31 PM. With seven (7) members present, quorum has been established.

**II. VENDORS PRESENT**

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

**III. APPROVAL OF MARCH 23, 2023 OPEN MEETING MINUTES**

**MOTION** by Rick Holman to approve the March 23, 2023 open meeting minutes as written. Motion seconded by Ray Cythaml and opened for discussion. Motion passed unanimously.

**IV. HOA BOD REPORT**

- a. Reradification of the parking on street to regulate street parking.

**V. OLD BUSINESS**

- a. Tree Trimming-still going on
- b. Coldwater Springs Easter Event-event was very successful
- c. Shred a thon-good turn out
- d. Seasonal flowers were switched out and successful

## **VI. NEW BUSINESS**

- a. Final Painting Bid-TABLED
- b. Added patrols and monitoring of speed in Coldwater Springs
- c. Repair Bid needed to pump station 3.
- d. Annual Meeting Packet Mailed

**MOTION** by James White to accept proposal by Clearwater Engineering for multiple repairs to pump station 3 in the amount of \$1,416.95. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

## **VII. COMMITTEE REPORTS**

- a. Architectural-Ron Cross
  - Committee is meeting to review all requests submitted to date.
- b. Landscape
  - Lee Balicki is continuing monthly meetings with Back to Nature Landscaping.
- c. Playground-James White
  - Playground is up to date and in good condition.
- d. Golf/Fences/Walls-Rick Holman
  - Pending changes on proposal of maintenance of lot HOA leases from golf course.

**MOTION** by Rick Holman to approve proposal by Back to Nature Landcare to trim and skin palm trees in the amount of \$850.00. Motion seconded by James White and opened for discussion. Motion passed unanimously.

**MOTION** by Rick Holman to approve proposal by Back to Nature Landcare in the amount of \$2,233.10 to clean up culverts. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

- e. Social Committee-Kim Martinez
  - Will be planning future events

**VIII. REVIEW/ACTION ITEM LIST**

- a. Rework bid for Back to Nature Landcare regarding culvert clean up North & South of W. Tonto St.
- b. Set appointment with a new fence company.
- c. Provide update to board regarding legislation.

**IX. HOMEOWNER COMMENT PERIOD**

- a. Gary Klopp-225 S. 122<sup>nd</sup> Ave.-Questions about view fencing sources.

**X. NEXT MEETING DATE-** Annual Meeting May 25, 2023 at 6:30 PM

**XI. ADJOURNMENT**

**MOTION** by Ron Cross to adjourn the Coldwater Springs March 23, 2023 open meeting at 7:52 PM with no further business to discuss. Motion seconded by Kim Martinez and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott  
Recording Secretary