

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, June 22, 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 Eileen Burns (Director)

BOARD MEMBERS ABSENT: James White (President)

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

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

Rick Holman called the June 22, 2023 Coldwater Springs Open Meeting to order at 6:34 PM. With five (5) members present, quorum has been established.

II. ELECTION NEW POSITIONS FOR NEW YEAR

MOTION Lee Balicki to nominate James White as President. Motion seconded by Ron Cross and opened for discussion. Motion passed unanimously.

MOTION by Ron Cross to nominate Rick Holman as Vice President. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

MOTION by Rick Holman nominate Ron Cross as Treasurer. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

MOTION by Ron Cross to nominate Eileen Burns as Secretary. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

Kimberly Martinez and Lee Balicki will be Members at Large.

III. VENDORS PRESENT

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

IV. APPROVAL OF APRIL 27, 2023 OPEN MEETING MINUTES

MOTION by Rick Holman to approve the April 27, 2023 open meeting minutes as amended. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

V. ACCEPTANCE OF APRIL FINANCIALS-Ron Cross

Motion by Ron Cross to accept the April financial report as presented Ron Cross. Motion seconded by Lee Balicki and opened for discussion. Motion passed unanimously.

VI. HOA BOD REPORT

Nothing at this time

VII. OLD BUSINESS

- a. Painting Bid Reworked-Discussion

MOTION by Rick Holman to accept proposal by Dickenson Enterprises to paint the common area walls in the amount of \$12,800.00. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

- b. Repair completed for pump station 3
- c. Further Enhancement for QT Monument-completed

VIII. NEW BUSINESS

- a. New Parking Bill-Discussion
 - HB2298 to require all owners to vote for parking on street. A vote will be sent out to get majority of votes to allow street parking. 189 votes needed to meet quorum.
- b. Culverts in main park

- No need to have culverts cleaned at this time.
- c. Bid to replace wood chips in playground-TABLED

IX. 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
- Will meet with vendor to do repair along common areas and golf course
- e. Social-Kim Martinez-nothing at this time.
- Nothing at this time

X. HOMEOWNER COMMENT PERIOD

- a. Trash pickup issues. Need to let community know when bulk trash pickup occurs.

XI. NEXT MEETING DATE- Next meeting on July 27, 2023 at 6:30 PM

XII. ADJOURNMENT

MOTION by Rick Holman to adjourn the Coldwater Springs June 22, 2023 open meeting at 7:34 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