

**Coldwater Springs Homeowners Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**Thursday, January 25, 2024 6:30 PM**  
**Coldwater Springs Golf Club**

**BOARD MEMBERS PRESENT:** James White (President); Rick Holman (Vice President); Eileen Burns (Secretary), Kimberly Martinez (Director) and Lee Balicki (Director)

**BOARD MEMBERS ABSENT:** Ron Cross, (Treasurer)

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

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

James White called the January 26, 2024 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

**III. APPROVAL OF DECEMBER 7, 2023 OPEN MEETING MINUTES**

**MOTION** by James White to approve the December 7, 2023 open meeting minutes as amended. Motion seconded by Rick Holman and opened for discussion.  
Motion passed unanimously.

**IV. ACCEPTANCE OF DECEMBER FINANCIALS-Cliff Adams**

- a. Operating-\$133,085.37
- b. Reserves-\$712,551.10
- c. Total-\$845,636.47

**MOTION** by Eileen Burns to accept the December 2023 financial report as presented by Cliff Adams. Motion seconded by Rick Holman and opened for discussion.

Motion passed unanimously.

**V. OLD BUSINESS**

- a. More Dead Pine Trees removed in small park
- b. Tree Trimming is ongoing,
- c. Work order to maintain bougainvillea.
- d. Fences are being fabricated.

**VI. NEW BUSINESS**

- a. Additional plants will be planted once freeze concern subsides.
- b. Coldwater Easter Celebration is scheduled for March 16.
- c. Community Garage Sale with Starlight Trail/Glenhurst scheduled for March 23 from 7:00 am until 1:00 pm,
- d. Meet with civil engineer regarding area along 115<sup>th</sup> Ave.
- e. Shred-a-Thon is scheduled for April 20 from 10:00 am until 12:00 noon.

**V. COMMITTEE REPORTS**

- a. Architectural
  - Nothing at this time.
- b. Landscape
  - Eileen meets with Back to Nature monthly. Community is in good shape.
- c. Playground
  - Should be getting cushioning added this year.
- d. Golf/Fences/Walls-Rick Holman
  - Walls are painted and fences are being built.

**VII. REVIEW ACTION ITEM LIST**

- a. Set up a meeting with Clearwater Engineering about fencing.
- b. Shred-a-thon set for April 20.
- c. Easter event set for March 16.
- d. Garage Sale March 23.
- e. Check with Mike Peneda

f. Check into banners for the Christmas Contests.

**VIII. HOMEOWNER COMMENT PERIOD**

a. Nothing at this time.

**IX. NEXT MEETING DATE-** Next meeting on February 22, 2024 at 6:30 PM

**X. ADJOURNMENT**

**MOTION** by Eileen Burns to adjourn the Coldwater Springs January 26, 2024 open meeting at 7:30 PM with no further business to discuss. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott  
Recording Secretary