

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, February 22, 2024 6:30 PM
Coldwater Springs Golf Club

BOARD MEMBERS PRESENT: James White (President); Rick Holman (Vice President); Kimberly Martinez (Director); Dan Schuh (Director) and Lee Balicki (Director)

BOARD MEMBERS ABSENT: Eileen Burns (Secretary)

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

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

James White called the February 22, 2024 Coldwater Springs Open Meeting to order at 6:34 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 JANUARY 25, 2024 OPEN MEETING MINUTES

MOTION by James White to approve the January 25, 2024 open meeting minutes as written. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

IV. ACCEPTANCE OF JANUARY FINANCIALS-Ron Cross

- a. Operating-\$141,566.41
- b. Reserves-\$715,594.52
- c. Total-\$857,161.46

V. HOA BOD REPORT-Cliff Adams

- a. Eblast from City of Avondale to alert the public about improvements being done.

b. Golf Cart Repair

MOTION by Rick Holman to approve the proposal from West Valley Golf Carts in the amount of \$3,725.03 to replace lithium battery in the golf cart. Motion was seconded by Ron Cross and opened for discussion. Motion passed unanimously.

VI. OLD BUSINESS

- a. Tree fell in common area removed.
- b. Fences fabricated and installed.
- c. Work to repair pumps completed.

VII. NEW BUSINESS

- a. Civil Engineer proposal fix for 119th Avenue.

MOTION by James White to approve the proposal by Frank Civil Consulting in the amount of \$6,300.00 to fix repairs on 119th Avenue. Motion seconded by Rick Holman and opened for discussion. The motion passed unanimously.

- b. Coldwater Springs garage sale is confirmed for March 23, 2024 from 7:00 am – 1:00 pm.
- c. Board addition to discuss

V. COMMITTEE REPORTS

- a. Architectural-Kimberly Martinez
 - Very few requests at this time.
- b. Landscape
- c. Playground
- d. Golf/Fences/Walls-Rick Holman

MOTION by James White to approve proposal from Frank Civil Consulting in the amount of \$6,300.00 to fix fences. Motion was seconded by Rick Holman and opened for discussion. Motion passed.

- e. Social-Kimberly Martinez
 - Easter Event-March 16, 2024

- Garage Sale-March 23, 2024
- Shred-a-thon-April 20, 2024

VIII. REVIEW ACTION ITEM LIST

- a. Get with the City of Avondale and Engineers.
- b. Have AZ Spruce Up schedule to get work done.

IX. HOMEOWNER COMMENT PERIOD

- a. Joanne Holman-Community appearance because neighbors trash impedes her yard and drive.

X. NEXT MEETING DATE- Next meeting on March 28, 2024 at 6:30 PM

XI. ADJOURNMENT

MOTION by Rick Holman to adjourn the Coldwater Springs February 22, 2024 open meeting at 7:53 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