

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, September 28, 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 September 28, 2023 Coldwater Springs Open Meeting to order at 6:30 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 AUGUST 24, 2023 OPEN MEETING MINUTES

MOTION by Kim Martinez to approve the August 24, 2023 open meeting minutes as amended. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

IV. ACCEPTANCE OF AUGUST FINANCIALS-Ron Cross

- a. Operating-\$121,808.07
b. Reserves-\$700,969.96
c. Total-\$822,778.03

MOTION by Ron Cross to accept the August 2023 financial report as presented by Ron Cross. Motion seconded by Kim Martinez and opened for discussion. Motion passed unanimously.

V. OLD BUSINESS

- a. Repair of uplighting in Fairway Median-Completed
- b. Painting will start on Monday, October 9 to paint the designated common wall.

VI. NEW BUSINESS

- a. Ballot for Community Parking Vote has gone out/meeting is on October 27, 2023
- b. City of Avondale requests reworking of drainage area near 119th Avenue.

MOTION by Ron Cross to authorize contracting an engineer to look at the drainage system. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

COMMITTEE REPORTS

- a. Architectural-Ron Cross
 - Only two requests submitted at this time.
- b. Landscape
 - Lee Balicki continues to meet with Back to Nature monthly.
 - Eileen Burns requested that bids from Back to Nature needed for replanting.
- c. Playground
 - Need inspection and replace or repair swings in the small park.
- d. Golf/Fences/Walls-Rick Holman
 - Waiting on bids for fences. Will start painting walls on October 9th.
- e. Social-Kim Martinez-nothing at this time.
 - Scheduling Shred-a-thon for November 4, 2023 from 10:00 am to 12:00 pm.

VII. REVIEW ACTION ITEM LIST

- a. Get a bid for landscaping for area off VanBuren.
- b. Get bids for fencing and teeth.
- c. Add shred-a-thon
- d. Get bids for engineer regarding drain.

e. Fix swings in small park.

VIII. HOMEOWNER COMMENT PERIOD

a. Nothing at this time

IX. NEXT MEETING DATE- Next meeting on October 26, 2023 at 6:30 PM

X. ADJOURNMENT

MOTION by Rick Holman to adjourn the Coldwater Springs September 28, 2023 open meeting at 7:01 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