

Coldwater Springs Homeowners Association
BOARD OF DIRECTORS OPEN MEETING
Thursday, October 26, 2023 6:30 PM
Coldwater Springs Golf Club

BOARD MEMBERS PRESENT: James White (President); Rick Holman (Vice President); Ron Cross (Treasurer); Eileen Burns (Secretary) and Lee Balicki (Director)

BOARD MEMBERS ABSENT: Kimberly Martinez (Director)

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

I. CALL MEETING TO ORDER/ESTABLISH QUORUM

James White called the October 26, 2023 Coldwater Springs Open Meeting to order at 6:31 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 SEPTEMBER 28, 2023 OPEN MEETING MINUTES

MOTION by Ron Cross to approve the September 28, 2023 open meeting minutes as amended. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

IV. ACCEPTANCE OF SEPTEMBER FINANCIALS-Ron Cross

- a. Operating-\$101,542.40
- b. Reserves-\$703,866.60
- c. Total-\$805,408.90

MOTION by Ron Cross to accept the September 2023 financial report as presented by Ron Cross. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

V. OLD BUSINESS

- a. Painting has begun on designated common walls.
- b. Dead Pine Trees are being removed
- c. Rye grass seed has been put down in the common areas.
- d. Timer for Basketball Court lights have been changed.

VI. NEW BUSINESS

- a. Reminder of meeting for the parking initiative will be tomorrow, October 27, 2023. Quorum has been met for the election.
- b. City of Avondale sewer work has been e-blasted out to the community.
- c. Additional plants to be added to the Van Buren monuments and other areas. Will add extra plants and flower, and replace bougainvillea plants that have died.
- d. 2024 Budget

MOTION by Ron Cross to approve the 2024 budget. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

COMMITTEE REPORTS

- a. Architectural-Ron Cross
 - Getting more and more requests now.
- b. Landscape
 - Eileen and James have met with Back to Nature monthly.
- c. Playground
 - Will replace wood chips in the spring.
 - Need inspection and replace or repair swings in the small park.
- d. Golf/Fences/Walls-Rick Holman
 - Someone took down 9 of the trespassing signs. They will need to be replaced.
- e. Social-Kim Martinez-nothing at this time.
 - Scheduling Shred-a-thon for November 11, 2023 from 10:00 am to 12:00 pm.
 - Christmas Party-December 16, 2023
 - Golf Cart Parade-The week before Christmas
 - House Christmas decorating contest.

VII. REVIEW ACTION ITEM LIST

- a. Rick Holman and Cliff Adams to get bids for fencing replacement or repair.
- b. Get bids for swings in the small playground.
- c. Communications

VIII. HOMEOWNER COMMENT PERIOD

- a. Homeowner-Area by the golf course needs to be cleaned up.

IX. NEXT MEETING DATE- Next meeting on December 7, 2023 at 6:30 PM

X. ADJOURNMENT

MOTION by Ron Cross to adjourn the Coldwater Springs October 26, 2023 open meeting at 7:36 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