

**Coldwater Springs Homeowners Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**Thursday, December 7, 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 6:30 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 OCTOBER 26, 2023 OPEN MEETING MINUTES**

**MOTION** by James White to approve the September 28, 2023 open meeting minutes as written. Motion seconded by Rick Holman and opened for discussion. Motion passed unanimously.

**IV. ACCEPTANCE OF SEPTEMBER FINANCIALS-Ron Cross**

- a. Operating-\$107,466.37
- b. Reserves-\$706,758.02
- c. Total-\$805,408.90

**MOTION** by Ron Cross to accept the October 2023 financial report as presented by Ron Cross. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

**V. OLD BUSINESS**

- a. Painting completed on designated common walls.
- b. Dead Pine Trees are removed
- c. Parking Initiative-Passed
- d. Contacted Civil Engineer about common area

**VI. NEW BUSINESS**

- a. Looking forward to the Christmas Party December 16, 2023 from 10:30 am until 4:30 pm.
- b. Additional plants have been ordered to add to bare areas
- c. Fence repair or replacement bid

**MOTION** by Rick Holman to approve bid from Arizona Spruce in the amount of up to \$35,020.44 with 50% down and 50% at completion with no interest terms. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

**COMMITTEE REPORTS**

- a. Architectural-Ron Cross
  - Recommendation to have homes needing painting, to between now and May.
- b. Landscape
  - Eileen have met with Back to Nature monthly. Community is in good shape.
- c. Playground
- d. Golf/Fences/Walls-Rick Holman

**MOTION** by James White to include fence view fencing, repair and paint to be paid for by the HOA. Motion seconded by Lee Balicki. Motion passed with 4 yes votes and 1 vote abstained by Ron Cross pending motion tabled until consult with attorney.

- e. Social-Kim Martinez-nothing at this time.
  - Golf Cart Parade-December 9, 2023

**VII. REVIEW ACTION ITEM LIST**

- a. Eblast results of parking initiative
- b. Speak with legal about view fencing
- c. Eblast some info for City of Avondale

**VIII. HOMEOWNER COMMENT PERIOD**

- a. Ben Lewis-Wants an update on overnight parking
- b. Dan Schuh-introduced the Avondale composting initiative

**IX. NEXT MEETING DATE-** Next meeting on January 25, 2024 at 6:30 PM

**X. ADJOURNMENT**

**MOTION** by Lee Balicki to adjourn the Coldwater Springs December 7, 2023 open meeting at 7:41 PM with no further business to discuss. Motion seconded by Eileen Burns and opened for discussion. Motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott  
Recording Secretary