

# Coldwater Springs Homeowners Association

## BOARD OF DIRECTORS OPEN MEETING

Thursday, April 25, 2024 6:30 PM

Coldwater Springs Golf Club

**BOARD MEMBERS PRESENT:** Rick Holman (President); Ron Cross (Treasurer); Eileen Burns (Secretary); Kimberly Martinez (Director) and Lee Balicki (Director)

**BOARD MEMBERS ABSENT:** James White (Vice President); Ron Cross (Treasurer) and Daniel Schuh (Director)

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

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

Rick Holman called the April 25, 2024 Coldwater Springs Open Meeting to order at 6:32 PM. With four (4) 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 MARCH 28, 2024 OPEN MEETING MINUTES

**MOTION** by Eileen Burns to approve the March 28, 2024 open meeting minutes as written. Motion seconded by Lee Balicki and opened for discussion. There being no further discussion, the motion passed unanimously.

### IV. ACCEPTANCE OF MARCH FINANCIALS-Ron Cross, Treasurer

- a. Operating-\$140,524.65
- b. Reserves-\$721,652.68
- c. Total-\$862,177.30

**MOTION** by Rick Holman to accept the financial report as presented by Cliff Adams. Motion was seconded by Eileen Burns and open for discussion. There being no further discussion, the motion passed unanimously.

### V. HOA BOD REPORT-Cliff Adams

- a. Installing stop signs
- b. Will trim the major trees and foliage covering signs.

- c. Bermuda grass will be coming in for summer.

## **VI. OLD BUSINESS**

- a. April 20 Shred-a-thon completed.
- b. Tree Trimming approved to start
- c. Fencing being fabricated for installation.

## **VII. NEW BUSINESS**

- a. Civil engineer has a plan in place to fix the 119<sup>th</sup> Ave. drainage issue.
  - Drainage issue at 119<sup>th</sup> Ave. The City of Avondale said the HOA has to have an engineer look at it. Determination is to reconstitute with concrete. Getting 3 bids.
- b. Annual Meeting Ballots have gone out.

## **V. COMMITTEE REPORTS**

- a. Architectural-Kimberly Martinez
  - Two applications submitted this month.
- b. Landscape-Eileen Burns
  - Eileen did monthly inspection with landscapers.
  - Picking out trees that need to be replaced the most. Will probably happen in the fall.
- c. Playground
  - Due for quarterly inspection
- d. Golf/Fences/Walls-Rick Holman
  - Working on common walls and treating weeds. Must have a six-foot variance.
- e. Social-Kimberly Martinez
  - Planning a “Movie in the Park” in the fall
  - Getting bids for Christmas decorations at the monuments.

## **VIII. REVIEW ACTION ITEM LIST**

- a. Check Grasses
- b. Bids for lighting
- c. Ongoing overseeing tree trimming
- d. Ongoing civil engineering

## **IX. HOMEOWNER COMMENT PERIOD**

- a. Martha Vergara-Concerns about bulk trash on her street and what to do about it
- b. Kristina Underwood-Concerned about drag racing in her neighborhood.

**X. NEXT MEETING DATE-** Next meeting will be Annual meeting on May 23, 2024  
Next Board of Directors meeting on June 27, 2024 at 6:30 PM

**XI. ADJOURNMENT**

**MOTION** by Lee Balicki to adjourn the Coldwater Springs March 28, 2024 open meeting at 7:11 PM with no further business to discuss. Motion seconded by Eileen Burns and opened for discussion. There being no further business to discuss, motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott  
Recording Secretary