

**COLDWATER SPRINGS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING
Thursday, September 25, 2025 at 6:30PM
Coldwater Springs Golf Club**

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

BOARD MEMBERS ABSENT: Rick Holman (President) and Daniel Schuh (Director)

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

I. CALL TO ORDER

James White called the September 25, 2025 Open Meeting to order at 6:30PM. With five (5) members present, quorum has been established.

II. VENDORS/GUESTS PRESENT

- a. Jack Hale with Countrywide Security
 - Jack Hale gave the monthly security report

III. APPROVAL OF AUGUST 28, 2025 OPEN MEETING MINUTES

MOTION by Eileen Burns to approve the August 28, 2025 open meeting minutes as amended. The motion was seconded by Lee Balicki and opened for discussion. There being no further discussion, the motion passed unanimously.

IV. ACCEPTANCE OF AUGUST 2025 FINANCIALS-Ron Cross

- a. Operating-\$232,039.44
- b. Reserves-\$762,464.11
- c. Total Liabilities-\$994,503.55

MOTION by Ron Cross to accept the August 2025 financial report as presented by Ron Cross. The Motion was seconded by Lee Balicki and opened for discussion. There being no further discussion, the motion passed unanimously.

V. HOA BOD REPORT-Cliff

- a. Cliff Adams has been talking to the developer of the condos. Concern about how they have been addressing issues.
- b. Been working with homeowners on the south side of the apartments and the most southern streets regarding security.
- c. Will be upgrading the Monuments
- d. Open house for the condos will be in December

VI. OLD BUSINESS

- a. New light at Links will be operational in December
- b. New planting being done around the community in October.
- c. Flashing light application being evaluated by the City of Avondale.

VII. NEW BUSINESS

- a. Getting bids for improvements for Cabanas at the Main Park. Tables, benches and barbecues will be replaced.
- b. Condominium developer will be having open house in December.
- c. Painting of common areas will be starting in October per budget number. Budget to paint community walls this year up to budget number of \$15,000.00
- d. Working on draft of 2026 Budget. Dues will not be increased this year.

VIII. COMMITTEE REPORTS

- a. Architectural-Ron Cross and Kim Martinez
 - Requests are coming in.
- b. Landscape-James White
 - Started seeding winter rye and watering until seeds germinate.
- c. Playground-James White
- d. Golf/Fences/Walls-Cliff Adams
- e. Social-Kim Martinez
 - Christmas party and golf cart parade will be held on December 13.
 - Shred-a-thon tentatively to be held on November 8

IX. REVIEW/ACTION ITEM LIST

- a. Call city about left turn lane arrows
- b. Call shred-a-thon to see if November 8 will work.

X. NEXT MEETING DATE- Next meeting on October 23, 2025 at 6:30 PM

XI. ADJOURNMENT

MOTION by James White to adjourn the Coldwater Springs August 28, 2025 open meeting at 7:35 PM with no further business to discuss. Motion seconded by Eileen Burns and opened for discussion. There being no further discussion, the motion passed unanimously.

Respectfully Submitted by,

Elaine Parriott
Recording Secretary