

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES

#### Board of Directors Meeting

#### January 18, 2017

#### CALL TO ORDER

The meeting was called to order by President, Eva Daneshnia at 6:29 p.m. at The Emmons Company, Thousand Oaks, CA.

#### BOARD MEMBERS PRESENT

Eva Daneshnia, President  
Pamela Johnson, Vice President  
Don Rosenberg, Treasurer  
Shari Geller, Member at Large  
Britta Grubin, Secretary

#### OTHERS PRESENT

1 Homeowners – Landscape Committee  
Kathy O'Connor, Association Manager, The Emmons Company  
Tami Zuccolillo, Recording Secretary, The Emmons Company  
Brad Halpern, Mayor of Westlake Village

#### MINUTES

**MOTION:** A motion was made by Pamela Johnson to approve the December 7, 2016 Board of Directors meeting minutes as presented. The motion was seconded by Shari Geller and unanimously passed.

#### FINANCIAL REPORT

The Board reviewed a copy of the December 2016 Financial Statement. **MOTION:** A motion was made by Don Rosenberg to approve the December 2016 Financial Statement as presented. Motion was seconded by Pamela Johnson and unanimously passed.

**Delinquency Log** – The Board reviewed a copy of the current delinquencies.

#### COMMITTEE REPORTS

The Board reviewed Committee Reports submitted by the following:

**Architectural** - The Board reviewed the architectural log and submitted report.

**Documents (CC&Rs and By-Laws)** – No update.

**Communication** – Don gave a brief update to the Board. A new design for the website was suggested. Shari Geller and Don Rosenberg will work together to update the website.

**Sheriff Liaison/Traffic:** Pam Johnson – Report submitted and discussed. **MOTION:** A motion was made by Pam Johnson to have the association's counsel draft a cease and desist letter to a homeowner who is representing himself as a representative of a Three Springs Committee without proper authority. Motion was seconded by Britta Grubin and passed unanimously. The Board discussed the options of purchasing a radar gun to accompany the speed trailers that will be placed throughout the community. At this time, no purchase will take place. Speed signage will be placed throughout the community and the roundabout suggested at Kirsten Lee has been approved by the City.

**Landscape:** Pam Johnson – Report submitted and discussed.

**Social:** – Eva Daneshnia will provide welcome letters and a small gift to all new homeowners.

**Ad Hoc Mailboxes:** - No report.

**Formation of Election Committee** – No report

#### OLD BUSINESS

Entry Upgrades: Pam Johnson submitted report for discussion.

**NEW BUSINESS**

**Annual Meeting-** The annual meeting will be held on February 15, 2017.

**Appoint Inspector of Election- MOTION:** A motion was made by Pamela Johnson to appoint The Emmons Company as the Inspector of Elections. The motion was seconded by Britta Grubin and passed unanimously.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive session for member discipline and legal opinions related to proposed improvements.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:47 p.m.

Respectfully Submitted,  
Tami Zuccolillo, Recording Secretary