

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

April 20, 2016

CALL TO ORDER

The meeting was called to order by President, Eva Daneshnia at 6:30 p.m. at The Emmons Company, Thousand Oaks, CA.

BOARD MEMBERS PRESENT

Eva Daneshnia, President
Pamela Johnson, Vice President
Don Rosenberg, Treasurer

BOARD MEMBERS ABSENT

Shari Geller, Member at Large
Britta Grubin, Secretary

OTHERS PRESENT

Jon Friedman, Jemstreet Properties Representative
1 Homeowner
Kathy O'Connor, Association Manager, The Emmons Company
Sue Spencer, Recording Secretary, The Emmons Company

PROPOSED HIGHGATE DEVELOPMENT

Jon Friedman from Jemstreet Properties provided a revised map and updated the Board on the proposed development adjacent to Three Springs. The appeal will come before the Thousand Oaks City Council on April 26, 2016.

CREATION OF COMMITTEES AND CONFIRM MEMBERS

The Board approved the charters, subject to the Association's Attorney recommendations, for the following committees and appointed the following Chairperson and volunteers:

Architectural: Don Rosenberg (Chairperson), Karl Olson, Clive Dawson
Documents (CC&Rs and By-Laws) Shari Geller (Chairperson), Frank Bonvino
Communications/Technology/Newsletter: Don Rosenberg (Chairperson), Shari Geller, Roy Good
Sheriff Liaison/Traffic: Pam Johnson (Chairperson), Frank Bonvino
Social: Eva Daneshnia (Chairperson), Britta Grubin
Ad Hoc Mailboxes: Don Rosenberg (Chairperson), Frank Bonvino

Eva Daneshnia is investigating "Welcome Baskets" for new owners.

HOMEOWNER COMMENTS

Frank Bonvino stated that he approached the City regarding the responsibility of sidewalks in the community. The City is investigating and Mr. Bonvino will keep the Board apprised of the findings.

MINUTES

MOTION: A motion was made by Pamela Johnson to approve the April 6, 2016 Board of Directors meeting minutes. Motion was seconded by Don Rosenberg and passed.

FINANCIAL REPORT

The Board reviewed a copy of the March 2016 Financial Statements. **MOTION:** A motion was made by Don Rosenberg to approve the March 2016 Financial Report as submitted. Motion was seconded by Pamela Johnson and passed.

COMMITTEE REPORTS

Architectural Log – The Board reviewed a copy of the current Architectural Log. Don Rosenberg updated the Board on current Architectural issues. **MOTION:** A motion was made by Don Rosenberg to ratify the approval/denial of all projects as submitted by the Architectural Committee since the April 6, 2016 board meeting. Motion seconded by Pamela Johnson and passed unanimously.

OLD BUSINESS

Median Trees – The Board reviewed email correspondence between management and Philadelphia Insurance regarding the tree root/lateral line issue that was resolved in 2014; Philadelphia has indicated that they have provided all the information available. Management recommended reaching out to the owner's daughter in an attempt to find additional information.

Tree Trimming – The median tree trimming is scheduled for April 26, 2016.

NEXT MEETING

The next Board of Directors meeting is scheduled for May 18, 2016, Executive Session - 6:00p.m., General Session - 6:30pm at Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary