

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting June 21, 2017

CALL TO ORDER

The meeting was called to order at 6:30 p.m. at Westlake Village City Hall, Westlake Village, CA.

BOARD MEMBERS PRESENT

Frank Bonvino
Pat Brennan
Larry Coleman
Pamela Johnson
Don Rosenberg

OTHERS PRESENT

4 Homeowners
Kathy O'Connor, Association Manager, The Emmons Company
Tami Zuccolillo, Recording Secretary, The Emmons Company

HOMEOWNER COMMENTS

No homeowner comments at this time.

MINUTES

MOTION: A motion was made by Don Rosenberg to approve the May 17, 2017 special Board of Directors meeting minutes and June 5, 2017 special meeting minutes as presented. The motion was seconded by Pamela Johnson and unanimously passed.

FINANCIAL REPORT

The Board reviewed a copy of the May 2017 Financial Statements. The total cash on hand as of May 31, 2017 was \$235,125.52. **MOTION:** A motion was made by Don Rosenberg to approve the May, 2017 Financial Statement as presented. Motion was seconded by Pamela Johnson and unanimously passed.

Delinquencies: Tabled until Executive Session

2016-2017 Draft Financial Review: **MOTION:** A motion was made by Frank Bonvino to accept the draft financial review as presented. The motion was seconded by Pat Brennan and passed unanimously.

COMMITTEE REPORTS

Architectural: The Board reviewed the architectural log. Management was requested to follow up on the status of application completion for lot# 202 as no work has been done.

Documents: No report

Communications: Don Rosenberg is currently soliciting for assistance with creating a new Three Springs Website.

Traffic – The Kirsten Lee median has been installed; modifications were required as it was not built per plan, those have been completed.

Landscape: Pam Johnson reported that Mortimer Tree Service has submitted a tree report on the California pepper trees located in the second and third medians at the entrance to the community which the Board reviewed. The report recommended that at the very least the California peppers located at the narrowest sections of the medians be removed. Pam Johnson indicated that the report has been provided to the City of Westlake Village. Pam also reported that the City of Westlake requested that the beautification project be re-phased so that the second and third medians are addressed next year which will provide additional time to educate the community regarding the peppers in the medians.

There was a discussion regarding the existing maintenance agreement between the City of Westlake Village and the Association **MOTION:** A motion was made by Don Rosenberg to table further discussion until the July meeting. The motion was seconded by Frank Bonvino and passed 3-1 with Larry Coleman abstaining.

Social - Welcome Baskets: Pat Brennan reported that she's been working on a concept and will provide further information at the July meeting.

Mailboxes: No report

Elections Committee: No report

OLD BUSINESS

View Complaints: A letter has been sent to 32700 Bigstone regarding a pine tree located on their property.

Entry Upgrades: The vote to move forward with the proposed entry project was overwhelming approved by the community. Specs were provided and two proposals have been received from landscape architects: Bryan Badgett of Environmental Patterns and Bob Bombardier of L. Newman Design Group. There was a discussion regarding whether everything detailed on the proposals will be required to be done by the City.

MOTION: A motion was made by Larry Coleman to determine which landscape architect they would utilize and if the City parameters require less work by the landscape architect, the association will require a revised proposal, seconded by Pat Brennan and passed 3-2. **MOTION:** Frank Bonvino made a motion to accept Environmental Patterns as the Landscape Designer for the Three Springs Entry Project. The motion failed. **MOTION:** A motion was made by Larry Coleman to accept L. Newman Design Group as the Landscape Architect for the Three Springs Entry Project. The motion was seconded by Pamela Johnson and passed 3-2. Don Rosenberg requested that the minutes reflect his negative vote is not toward either landscape architect, both were qualified; rather it was against the voting at this evening's meeting.

Pam Johnson will follow-up with the City regarding the City's plan requirements.

California Pepper Tree Report: Mortimer Tree Service provided a report on the Pepper Trees in the entry and medians. Discussion took place during the landscape committee portion of the meeting.

Violations: The Board reviewed the violation log. Information on renting out rooms will be discussed at the next meeting.

NEW BUSINESS

Fire Burn Area: A letter was sent to the affected homes along Wellbrook and Kirsten Lee providing information from the City of Westlake Village.

Neighborhood Watch: Tabled until July meeting

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary