

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting July 19, 2017

CALL TO ORDER

The meeting was called to order at 6:15 p.m. at Westlake Village City Hall, Westlake Village, CA.

BOARD MEMBERS PRESENT

Pat Brennan
Larry Coleman
Pamela Johnson

BOARD MEMBERS ABSENT

Frank Bonvino
Don Rosenberg

OTHERS PRESENT

2 Homeowners
Tami Zuccolillo, Recording Secretary, The Emmons Company

HOMEOWNER COMMENTS

Homeowners from lot# 216 wanted to bring to the Boards attention their safety concern should pavers be utilized for the entry project.

MINUTES

MOTION: A motion was made by Pamela Johnson to approve the June 21, 2017 Board of Directors meeting minutes as presented. The motion was seconded by Pat Brennan and unanimously passed.

FINANCIAL REPORT

The Board reviewed a copy of the June 2017 Financial Statements. The total cash on hand as of June 30, 2017 was \$230,595.15. **MOTION:** A motion was made by Pat Brennan to approve the June, 2017 Financial Statement as presented. Motion was seconded by Pamela Johnson and unanimously passed.

Delinquencies: Tabled until Executive Session

COMMITTEE REPORTS

Architectural: The Board reviewed the architectural log. Management was requested to provide more detailed information on the architectural logs.

Documents: No report

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

Traffic – The City of Westlake Village is currently vetting companies to move the speed trailer throughout the association.

Landscape: Pamela Johnson reported that the City voted to provide Three Springs with the entire \$50,000

grant this year instead of over two years. The City contract is currently being revised to correct an error in the amount being granted , Larry Coleman and Pam Johnson will execute the corrected contract once it becomes available.

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

Mailboxes: The Board requested clarification on whether the CC&R's mention mailboxes and/or who is responsible for maintenance and replacement.

Elections Committee: No report

OLD BUSINESS

View Complaints: Written correspondence was received from 32711 Pacifica Court stating no contact was received from Bigstone Court with regards to the ongoing view obstruction. The Board requested that the architectural committee set up a meeting with the complaining party to assess the proposed view obstruction and provide their findings at the August meeting for discussion.

Entry Upgrades:

Construction Documentation Phase Contract-Bob Bombardier provided the contract from L. Newman Design Group for signature.

City Contract-Pamela Johnson is obtaining the corrected contract from the City.

Security Cameras-Correspondence was received from a homeowner requesting the Board discuss possible security cameras at the entrance to three springs. After a brief discussion, the Board determined this is not a need at this time.

Violations: The Board reviewed the violation log.

Sports Equipment stored in front yards-This is not specifically addresses in the governing documents, but has in the past been dealt with through the nuisance clause.

Trash Cans-Continuing violations are being sent out reminding homeowner's cans must be placed behind the gates and screened from view of the street once trash has been collected.

Landscape violations now that drought has been lifted-Drive throughs are being conducted and letters will be sent to all homeowners who have dry lawn, bare spots or lawns that need refurbishing.

Renting Rooms-The Board would like confirmation that the CC&R's state the Three Springs homes are for single families only. Additionally, The Board requested any additional information from the CC&R's on leasing out homes.

Fire Burn Area-no report at this time

NEW BUSINESS

Neighborhood Watch-Tabled at this time.

NEXT MEETING

The next Board of Directors meeting is scheduled for August 16, 2017 at 5:30pm at City of Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:17 p.m.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary