

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting July 20, 2016

CALL TO ORDER

The meeting was called to order by Vice President, Pamela Johnson at 6:45 p.m. at The City of Westlake Village, Westlake Village, CA.

BOARD MEMBERS PRESENT

Pamela Johnson, Vice President
Don Rosenberg, Treasurer
Shari Geller, Member at Large

BOARD MEMBERS ABSENT

Eva Daneshnia, President
Britta Grubin, Secretary

OTHERS PRESENT

3 Representatives from the City
Lew Newman, Landscape Architect
Kathy O'Connor, Association Manager, The Emmons Company
Sue Spencer, Recording Secretary, The Emmons Company

STREET REPAVING

Representatives from the City attended the meeting to discuss the repaving of certain streets within the community. Homeowners affected will be notified before the work begins.

ENTRY MONUMENTS

Three Springs homeowner and Landscape Architect, Lee Newman, presented a sketch to the Board displaying both hardscape and landscape upgrades for the Three Springs entry. The Board approved a proposal in the amount of \$5,500 for Phase 1 of Mr. Newman plan which will to generate a preliminary plan and cost estimate for review, approval is contingent on Eva Daneshina and Britta Grubin's approval.

MINUTES

MOTION: A motion was made by Don Rosenberg to approve the June 15, 2016 Board of Directors meeting minutes. Motion was seconded by Shari Geller and unanimously passed.

FINANCIAL REPORT

The Board reviewed a copy of the June 2016 Financial Statement. **MOTION:** A motion was made by Don Rosenberg to approve the June 2016 Financial Statement with one correction of reallocating the associated costs of the meet the Board social to the Social Committee line item. Motion was seconded by Shari Geller and unanimously passed. **MOTION:** A motion was made by Pam Johnson to lien 2511 Kristin Lee Drive, Lot #289. Shari Geller seconded and the motion passed unanimously.

COMMITTEE REPORTS

The Board reviewed Committee Reports submitted by the following:

Committee Assignments – Motion: A motion was made by Pamela Johnson to approve the Landscape Committee Charter as amended and approval of members which includes: Pam Johnson as Chair, Don Rosenberg, Clive Dawson, Karl Olsen, Jennifer Smith, Linda Kogler, Pat Brennan, Cindy Williams and Bill Palmer. Motion seconded by Shari Geller and passed.

Architectural: Don Rosenberg - Report submitted

Architectural Log – The Board reviewed a copy of the current Architectural Log. Don Rosenberg updated the Board on current Architectural issues.

Documents (CC&Rs and By-Laws) – No report

Sheriff Liaison/Traffic: Pam Johnson – Report submitted

Landscape: Pam Johnson – Report submitted – The Board approved a proposal submitted by Gerald Ervin in the amount of \$1,000 for monument light contingent on the review of the light fixtures.

Social: – No report

Ad Hoc Mailboxes: - No report

Formation of Election Committee – Don Rosenberg discussed the formation of an Election Committee.

OLD BUSINESS

View Complaints – No report

Tank site – No report

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session to discuss, delinquencies, Member Discipline and legal opinions.

NEXT MEETING

The next Board of Directors meeting is scheduled for August 17, 2016, Executive Session - 6:00 p.m., General Session - 6:30 p.m. at Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Sue Spencer, Recording Secretary