

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting August 15, 2017

CALL TO ORDER

The meeting was called to order at 6:05 p.m. at The Emmons Company, Thousand Oaks, CA.

BOARD MEMBERS PRESENT

Pat Brennan
Larry Coleman
Pamela Johnson
Don Rosenberg
Frank Bonvino

OTHERS PRESENT

2 Homeowners – Shirley and Mike Richards
Kathy O'Connor, Association Manager, The Emmons Company

HOMEOWNER COMMENTS

Shirley Richards shared information regarding the City's former Welcoming Committee and how it may benefit the community.

MINUTES

MOTION: A motion was made by Pat Brennan to approve the July 19, 2017 Board of Directors meeting minutes as presented. The motion was seconded by Pamela Johnson and unanimously passed.

FINANCIAL REPORT

The Board reviewed a copy of the July 2017 Financial Statements. The total cash on hand as of July 31, 2017 was \$223,653.35. **MOTION:** A motion was made by Don Rosenberg to approve the July, 2017 Financial Statement as presented. Motion was seconded by Frank Bonvino and unanimously passed.

Delinquencies: Tabled until Executive Session

COMMITTEE REPORTS

Architectural: The Board reviewed the architectural log.

Documents: No report

Communications: Don Rosenberg reported that no one has contacted him regarding helping set up the proposed new website.

Traffic – The Board reviewed the report provided by Pam Johnson. Larry Coleman requested that the radar trailer be relocated away from the first speed hump on exiting the community.

Landscape: The Board reviewed the report provided by Pam Johnson. The City contract has been fully executed.

Social - Welcome Baskets: Pat Brennan reported that she continues to work on this project. A motion was made by Pam Johnson to donate \$100 toward water and have a small reusable sign made for a function at the park. Seconded by Don Rosenberg and unanimously passed.

Mailboxes: The Landscape Committee will start noting homes that require their mailbox posts to be repaired and violation letters will be sent. Any requests for mailbox replacement will require approval by the Architectural Committee.

Elections Committee: No report

OLD BUSINESS

View Complaints: Don Rosenberg will attempt to meet with the homeowner on Bigstone regarding the view complaint at 32711 Pacifica Court.

Entry Upgrades:

Construction Documentation Phase Contract- Pam Johnson reported that Bob Bombardier states were about 4-5 weeks out for completion of working plans. There was a discussion about the need for a Right of Entry agreement from 3 adjacent neighboring properties.

Violations: The Board reviewed the violation log.

Renting Rooms-The Board review the sections of the CC&Rs relative to Single Family Use and Leasing and determined that homeowners who violation the single family use provision will be sent notices.

NEW BUSINESS

Neighborhood Watch – This will not be a Board sanctioned committee, but Frank Bonvino as a homeowner will work on this for the community.

NEXT MEETING

The next Board of Directors meeting is scheduled for September 20, 2017 at 5:00pm at City of Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
Kathy O'Connor, Association Manager