

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

September 20, 2017

CALL TO ORDER

The meeting was called to order at 5:40 p.m. at The City of Westlake Village, Westlake Village, CA.

BOARD MEMBERS PRESENT

Pat Brennan
Larry Coleman
Pamela Johnson
Frank Bonvino

BOARD MEMBERS ABSENT

Don Rosenberg

OTHERS PRESENT

Kathy O'Connor, Association Manager, The Emmons Company
Kathleen McCusker – Recording Secretary

HOMEOWNER COMMENTS

Frank Bonvino reported that the recent Neighborhood Watch meeting had been a huge success with a large turnout.

MINUTES

MOTION: A motion was made by Frank Bonvino to approve the August 15, 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 August 2017 Financial Statements. The total cash on hand as of August 31, 2017 was \$220,487.11. **MOTION:** A motion was made by Pat Brennan to approve the August 2017 Financial Statement as presented. Motion was seconded by Pamela Johnson and unanimously passed.

Delinquencies: Tabled until Executive Session

COMMITTEE REPORTS

Architectural: No Report

Documents: No report

Communications: It was reported that apparently Don Rosenberg has found someone to help set up the proposed new website.

Traffic – The Board reviewed the report provided by Pam Johnson. Frank Bonvino stated that the City should provide a report which indicates data collected from the speed trailer.

Landscape: The Board reviewed the report provided by Pam Johnson. Bob Bombardier has completed the initial draft plans for the entry which will be circulated to the Board for review.

Social – Pat Brennan suggested when the entrance is complete there be a 30 year Anniversary of the

community party planned.

As a “welcome” to the community, a Three Springs tote bag will be given to all new homeowners, the bags will also be made available to all the membership to purchase at cost.

MOTION: A motion was made by Frank Bonvino to have 100 tote bags made but not to exceed a \$1500.00 expense. The motion was seconded by Pat Brennan and Larry Coleman abstained.

Mailboxes: Before any violation letters are sent out regarding replacement of the actual mailboxes, the Architectural committee will determine appropriate replacement mailboxes. Once replacement mailboxes are selected by the Architectural Committee the specs will be posted on the website. The Landscape Committee has started noting homes that require maintenance on their mailbox posts, violation letters will be sent to those owners. Any requests for mailbox replacement will require approval by the Architectural Committee.

OLD BUSINESS

View Complaints: It was reported that 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 has completed the initial draft plans, which will be circulated to the Board for review. 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.

NEW BUSINESS

Reserve Study -

MOTION: A motion was made by Pamela Johnson to approved a Reserve Study be done by Complex Solutions need to exceed \$550.00 as presented. The motion was seconded by Frank Bonvino and passed unanimously.

Enforcement Policy – was tabled till the October meeting.

NEXT MEETING

The next Board of Directors meeting is scheduled for October 18, 2017 at 5:00pm at City of Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Kathleen McCusker, Recording Secretary