

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting October 17, 2016

#### **CALL TO ORDER**

The meeting was called to order by President, Eva Daneshnia at 6:25 p.m. at The City of Westlake Village, Westlake Village, CA.

#### **BOARD MEMBERS PRESENT**

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

#### **BOARD MEMBERS ABSENT**

Britta Grubin, Secretary

#### **OTHERS PRESENT**

Kathy O'Connor, Association Manager, The Emmons Company  
Sue Spencer, Recording Secretary, The Emmons Company

#### **MINUTES**

**MOTION:** A motion was made by Shari Geller to approve the September 21, 2016 Board of Directors meeting minutes. Motion was seconded by Pamela Johnson and unanimously passed.

#### **FINANCIAL REPORT**

The Board reviewed a copy of the September 2016 Financial Statement. **MOTION:** A motion was made by Don Rosenberg to approve the September 2016 Financial Statement as presented. Motion was seconded by Shari Geller and unanimously passed.

**Treasurers Report** - The Board reviewed a copy of the Treasurers Report submitted by Don Rosenberg.

**Delinquency Log** – The Board reviewed a copy of the current delinquencies. .

**2017-2018– Budget** – The Board reviewed a copy of the proposed 2017-2018 budget submitted by Management.

#### **COMMITTEE REPORTS**

The Board reviewed Committee Reports submitted by the following:

**Architectural** - The Board reviewed the architectural log and submitted report.

**Documents (CC&Rs and By-Laws)** – No update.

**Communication** – The Board reviewed the submitted report.

**Sheriff Liaison/Traffic:** Pam Johnson – Report submitted and discussed. Motion: A motion was made by Don Rosenberg to endorse the City's recommendations for 4 radar signs and 1 median on Kirsten Lee and will evaluate if an additional median is necessary on Three Springs Drive. Motion seconded by Shari Gellar and passed unanimously.

**Landscape:** Pam Johnson – Report submitted. Pam Johnson updated the Board on the entry monument refurbishment. After much discussion the Board directed management to have the legal opinion clarified in regards to the upgrades to the monument and medians are within the HOA's control.

**Social:** – No report

**Ad Hoc Mailboxes:** - Management will send Don Rosenberg locking mailbox information.

**Formation of Election Committee** – Shari Gellar created a charter for the committee. Don Rosenberg was appointed to Chair the Committee.

**OLD BUSINESS**

**View Complaints** – The Board reviewed correspondence regarding a view complaint on Bowman Knoll.

**NEW BUSINESS**

**Financial Review and Tax preparation** – The Board reviewed and approved a proposal submitted from Allyn Moskowitz CPA in the amount of \$1,050 for the Financial Review and Tax preparation.

**NEXT MEETING**

The next Board of Directors meeting is scheduled for November 14, 2016, Executive Session - 6:00 p.m., General Session - 6:30 p.m. at The Emmons Company.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive session for member discipline, review of delinquencies and to review the management contract.

**Management Contract** – The Board reviewed the management contract submitted by the Emmons Company. Motion: A motion was made by Pam Johnson to approve the management contract, seconded by Shari Geller and passed 3-1.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary