

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

October 18, 2017

CALL TO ORDER

The meeting was called to order at 5:42 p.m. at The City of Westlake Village, Westlake Village, CA.

BOARD MEMBERS PRESENT

Pat Brennan
Larry Coleman
Pamela Johnson
Frank Bonvino
Don Rosenberg

OTHERS PRESENT

Kathy O'Connor, Association Manager, The Emmons Company
Kathleen McCusker – Recording Secretary
4 Homeowners
Bob Bombardier – Landscape Architect

HOMEOWNER COMMENTS

Homeowners from lot# 458 inquired about the status of the entry project and expressed concern regarding the condition of a specific property on Three Springs Dr. by the entry. They also were displeased with the City installed median on Kirsten Lee.

MINUTES

MOTION: A motion was made by Frank Bonvino to approve the September 20, 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 September 2017 Financial Statements. The total cash on hand as of September 30, 2017 was \$216,634.28.

MOTION: A motion was made by Frank Bonvino to approve the September 2017 Financial Statement as presented. Motion was seconded by Don Rosenberg and unanimously passed.

Delinquencies: The Board reviewed the report.

COMMITTEE REPORTS

Architectural: No Report

Documents: No report

Communications: No report

Traffic – Pam Johnson reported that the City's speed trailer continues to be present and that the Sheriff's Department has been present in the community.

Landscape: Bob Bombardier was present to discuss the proposed construction plans for the entry. A

discussion was had regarding the need for a detailed arborist report is requested for the 2nd & 3rd median trees.

MOTION: A motion was made by Larry Coleman to hire an arborist to evaluate the Pepper trees and give a through report. Not to exceed \$1,000.00. The motion was seconded by Pat Brennan and passed, and Frank Bonvino and Don Rosenberg abstained.

Social – No report

Mailboxes: No report

OLD BUSINESS

Entry Upgrades:

MOTION: A motion was made by Frank Bonvino to approve the Entry Upgrades with slight modifications to be sent to the City for approval. The motion was seconded by Pam Johnson and passed, Don Rosenberg abstained.

MOTION: A motion was made by Pamela Johnson that they limit the number of contractors to bid on the project to four. All bids to be submitted through The Emmons Company. The motion was seconded by Pat Brennan and passed 4-1.

Violations: The Board reviewed the violation log.

NEXT MEETING

The next Board of Directors meeting is scheduled for November 15, 2017 at 5:00pm at The Emmons Company.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,
Kathleen McCusker, Recording Secretary