

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES
Board of Directors Meeting
December 11, 2017

CALL TO ORDER

The meeting was called to order at 5:40 p.m. at The Emmons Company, Thousand Oaks, 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
Bob Bombardier - Architect
1 Homeowner

HOMEOWNER COMMENTS

A homeowner expressed concern regarding the planting material proposed for the Entry Upgrade not being sufficiently drought tolerant.

MINUTES

MOTION: A motion was made by Frank Bonvino to approve the November 15, 2017 Board of Directors meeting minutes as presented. The motion was seconded by Pamela Johnson and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the November 2017 Financial Statements. The total cash on hand as of November 30, 2017 was \$200,362.58.

MOTION: A motion was made by Pam Johnson to approve the November 2017 Financial Statement as presented. Motion was seconded by Don Rosenberg and unanimously passed.

Delinquencies: The Board reviewed a copy of the current Delinquency Log.

2018-2018 Draft Budget:

Motion: A motion was made by Frank Bonvino to increase the annual dues by \$15.00. The motion was second by Pat Brennan and was passed unanimously.

Motion: A motion was made by Frank Bonvino to approve the amended 2018-2019 Budget. The motion was seconded by Pam Johnson and passed unanimously.

Reserve Study

Motion: A motion was made by Don Rosenberg to approve the Reserve Study. The motion was seconded by Frank Bonvino and passed unanimously.

COMMITTEE REPORTS

Architectural: The Board reviewed a copy of the current Architectural Log.

MOTION: A motion was made by Frank Bonvino to send a letter to Lot#318 and remind them that the deadline to have their paint samples on their home is December 29, 2017, and to notify Management when the

samples are displayed. The motion was seconded by Pat Brennan and passed unanimously.

Documents: No report

Communications: Don Rosenberg reported that he and Tami Zuccolillo from The Emmons Company are working on the web site.

Traffic – Pam Johnson updated the Board on the traffic issues.

Landscape: The BOD reviewed the Landscape report submitted by Pam Johnson.

Social:

MOTION: A motion was made by Pat Brennan to make the Welcome Bags available for sale for \$10.00 each. The motion was seconded by Frank Bonvino and passed unanimously.

Mailboxes:

MOTION: A motion was made by Pam Johnson to schedule a special mailbox meeting. The motion was seconded by Pat Brennan and passed unanimously.

OLD BUSINESS

View Complaints: No Report

Entry Upgrades:

The Board reviewed the cost estimate, plans and bid form documents with Bob Bombardier. They are all ready to go out to bid. Bob will be providing a list of four contractors to bid on the project.

Management Renewal:

MOTION: A motion was made by Frank Bonvino to approve the Amendment to Management Services for a 1 year term. The motion was seconded by Pat Brennan and Don Rosenberg opposed. Motion passed 4 to 1.

MOTION: A motion was made by Don Rosenberg instructing the Board by June 30, 2018 to obtain proposals for Management for the next fiscal year. The motion was seconded by Frank Bonvino and passed.

NEW BUSINESS:

Utilizing Social Media to Communicate Board Business:

The Board discussed their concerns about communication on social media by Board members regarding HOA business and agreed that homeowners should be directed to the Three Springs HOA web site for answers or should call Management and that information regarding HOA business should not be provided via social media sites.

Annual Meeting:

MOTION: A motion was made by Frank Bonvino to approve the Nomination Form. The motion was seconded by Pam Johnson and passed unanimously.

NEXT MEETING

The next Board of Directors meeting is scheduled for January 17, 2018 at 5:00pm at The City of Westlake Village.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Kathleen McCusker, Recording Secretary