

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES

#### Board of Directors Meeting

#### December 7, 2016

#### CALL TO ORDER

The meeting was called to order by President, Eva Daneshnia at 4:15 p.m. at The Emmons Company, Thousand Oaks, 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

Lee Newman – Homeowner and Architect  
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 November 14, 2016 Board of Directors meeting minutes. Motion was seconded by Pamela Johnson and unanimously passed.

#### FINANCIAL REPORT

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

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

**2017-2018– Budget** – The Board reviewed and unanimously approved the revised 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** – No update

**Sheriff Liaison/Traffic:** Pam Johnson – Report submitted.

**Landscape:** Pam Johnson – Report submitted. Pam Johnson updated the Board on the entry monument refurbishment.

**Social:** – No report.

**Ad Hoc Mailboxes:** - No report.

**Formation of Election Committee** – No report

## **OLD BUSINESS**

**Entry Upgrades** – A discussion was held with Lee Newman regarding the entry upgrades. **Motion:** A motion was made by Pam Johnson to survey the community on whether the HOA should fund the improvements at the entry and medians on Three Springs Drive or turn it back over to the City for them to improve and maintain at their discretion. Motion seconded and passed.

**Reserve Study** – The Board reviewed a copy of the Reserve Study update prepared by Complex Solutions.

## **EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive session for member discipline and legal opinions related to proposed improvements.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:10 p.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary