

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES

Board of Directors Meeting

October 15, 2013

#### CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 9:05 a.m. at The Emmons Company, Thousand Oaks.

#### BOARD MEMBERS PRESENT

Ron Skocypec  
Larry Coleman  
Steven Dreyer  
Susan Simowitz  
Clint Howard

#### OTHERS PRESENT

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

#### HOMEOWNER CONCERNS

2691 Grandoaks – The Board reviewed correspondence from a homeowner regarding quorum requirements for the annual meeting.

#### MINUTES

**Motion:** A motion was made by Larry Coleman to approve the September 10, 2013 Board of Directors meeting minutes. The motion was seconded by Susan Simowitz and passed unanimously.

#### FINANCIAL REPORT

The Board reviewed a copy of the September 2013 Financial Statement. As of September 30, 2013 the ending checking balance was \$42,150.71. The ending savings balance was \$96,679.26 and the total cash on hand was \$137,829.97.

**Motion:** A motion was made by Larry Coleman to approve the September, 2013 financial report as submitted. The motion was seconded by Clint Howard and passed unanimously.

#### ARCHITECTURAL COMMITTEE

**Architectural Log** – The Board reviewed a current copy of the architectural log and approved/denied the following:

- 32510 Pinebluff: Solar Panels - **Approved**
- 3534 Three Springs: New Roof - **Approved**
- 2512 Peachwood – Solar Panels – **Approved contingent on neighbor signatures**
- 2605 Three Springs – Windows – **Approved**
- 2824 Three Springs – Paint, Landscape/hardscape – **Approved**
- 32623 Bowman Knoll – Fence Relocation – **Approved**
- 2637 Country Lane – Solar Panels – **Approved Contingent on Architects approval**
- 2253 Kirsten Lee – Fence/Gate modification – **Approved**

**Artificial Turf** – Management supplied a draft copy of artificial turf guidelines for the Board to review. The Board tabled the item until the next meeting.

**OLD BUSINESS**

**LVMWD Tank Site** – Susan Simowitz gave a brief update on the status of the tank site. Homeowners will be encouraged to visit the website through the Three Springs newsletter.

**NEW BUSINESS**

**Board Meeting Schedule** - Motion: A motion was made by Larry Coleman to change the time and day of the monthly meetings from 7:00 a.m. to 9:00 a.m. and to the 3<sup>rd</sup> Tuesdays of each month. Motion seconded by Susan Simowitz and passed unanimously.

**City Meeting** – Ron Skocypec indicated that he will not be available to attend the annual city meeting with HOA representatives from Westlake Village. Steve Dryer or Larry Coleman will attend in his place.

**ADJOURNMENT**

There being no further business, the meeting was adjourned to executive session at 10:55 a.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary