

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

November 19, 2013

CALL TO ORDER

The meeting was called to order by Treasurer, Larry Coleman at 9:15 a.m. at The Emmons Company, Thousand Oaks.

BOARD MEMBERS PRESENT

Larry Coleman
Steven Dreyer
Susan Simowitz
Clint Howard

OTHERS PRESENT

Karen Hartnett	Homeowner
Don Rosenberg	Homeowner
Kathy O'Connor	Association Manager, The Emmons Company
Sue Spencer	Recording Secretary, The Emmons Company

HOMEOWNER CONCERNS

Don Rosenberg attended the meeting to discuss the Annual Election process and quorum requirements. Mr. Rosenberg requested annual election result details for the last 10 years. Management will provide the homeowner with the past annual meeting minutes.

Deer Crossing Signs – A homeowner requested the Board install Deer Crossing signs throughout the community. Management will contact the City regarding installation.

Yard Sales – A homeowner expressed concern regarding traffic and safety concerns as a result from yard sales. The Management will contact the City regarding the ordinance on yard sales and will relay that to the owner.

MINUTES

Motion: A motion was made by Larry Coleman to approve the October 15, 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 October 2013 Financial Statement. As of October 31, 2013 the ending checking balance was \$69,766.13. The ending savings balance was \$96,729.30 and the total cash on hand was \$166,495.43.

Motion: A motion was made by Larry Coleman to approve the October, 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:

- 2512 Peachwood – Solar Panels – **Approved**
- 2253 Kirsten Lee – Fence/Gate modification – **Approved**

OLD BUSINESS

Party in the Park – The Board discussed having the Party in the Park this spring. Further details will follow.

Median Trees – The Board directed management to obtain tree trimming proposals for the pepper trees in the medians on Three Springs Drive.

Insurance Claim – The Association's insurance company is working with the homeowner to investigate a broken plumbing line allegedly caused by an Association tree.

NEW BUSINESS

2014 Budget – The Board reviewed and approved the 2014 Budget with no increase in dues.

Audit and Tax Preparation – The Board reviewed and approved a proposal submitted from Jimenez and Company CPA in the amount of \$1,400.

Management Contract Renewal – The Board reviewed and approved the Management Contract in the amount of \$2,043 per month effective February 1, 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:25 a.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary