

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

August 12, 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
Clint Howard
Steven Dreyer
Susan Simowitz– Via Phone

OTHERS PRESENT

Kathy O'Connor Association Manager, The Emmons Company
Pam Zegers Recording Secretary, The Emmons Company

HOMEOWNER CONCERNS

Concern regarding the condition of the exterior of the home located at 3271 Wellbrook has again been brought to the board's attention. A hearing notice will be sent to the owner of the home requesting their appearance at the Board of Directors meeting scheduled for October 21, 2013.

MINUTES

Motion: A motion was made by Larry Coleman to approve the July 15, 2013 Board of Directors meeting minutes. The motion was seconded by Clint Howard and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the July, 2013 Financial Statement. As of July 31, 2013 the ending checking balance was \$53,698.32. The ending savings balance was \$96,577.93 and the total cash on hand was \$150,276.25.

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

Delinquencies

MOTION: A motion was made by Larry Coleman to send an intent to lien letter to the following property(s): Lot #288. This motion was seconded by Clint Howard and carried unanimously.

ARCHITECTURAL COMMITTEE

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

- 32438 Snowpeak: Solar Panel Installation. **Approved**
- 3426 Woodburn: Pool/Spa. **Approved**
- 2648 Three Springs: Patio Cover/BBQ. **Approved**
- 32633 Bowman Knoll Drive: **Solar Panel Installation.** A letter will be sent to the homeowners asking them if they wish to withdraw their application for ground mount solar panel installation.

NEW BUSINESS

Board Meeting Schedule: Due to the changing schedules of the Board members, it was suggested by Clint Howard to change the time of the monthly meetings from 7:00 a.m. to 9:00 a.m. All members in attendance agreed to the new schedule. Kathy O'Connor will have a new sign made announcing the change.

Party in the Park: Larry Coleman updated the Board of the upcoming Party in the Park. Larry stated that he will contact a caterer as well as a band for this upcoming event. Date TBD.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 a.m.

Respectfully Submitted,
Pam Zegers, Recording Secretary