

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

February 18, 2014

CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 6:00 p.m. at the First Neighborhood Community Center, Westlake Village.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz
Steven Dreyer
Clint Howard

OTHERS PRESENT

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

MINUTES

Motion: A motion was made by Larry Coleman to approve the January 21, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by Steven Dreyer and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the January, 2014 Financial Statement. As of January 31, 2014 the ending checking balance was \$60,454.19. The ending savings balance was \$96,878.04 and the total cash on hand was \$157,332.23.

Motion: A motion was made by Larry Coleman to approve the January 2014 financial report as submitted. The motion was seconded by Steven Dreyer and passed unanimously.

ARCHITECTURAL COMMITTEE

Architectural Log – The Board reviewed a current copy of the architectural log:

New Application:

32477 Snowpeak: – Gas Fire Pit. **MOTION:** A motion was made to approve the application as submitted. This motion was seconded and carried unanimously.

HOMEOWNER CONCERNS

Concerns presented by homeowners in attendance included:

- Clarification of the neighbor notification section of the architectural review application, homeowner Don Rosenberg submitted his name for consideration as a member of the architectural committee.
- The dangerous situation created by skateboarders riding hills on Grand Oaks and throughout the Three Springs community.
- Solicitation for bids on contracts when they come up for renewal including management and landscape. Homeowner Alan Lefkowitz submitted his name to participate with bid procurement.
- Creating a link to the Three Springs website from the Emmons Company website.
- Water tank construction safety including the use of explosives and traffic concerns.

- Additional efforts in the future to obtain quorum at annual meeting.
- Civil code as it applies to election of officers.
- Email communication.

MOTION: A motion was made by Larry Coleman to mail a postcard notice to all homeowners notifying them of the city council meeting scheduled for Wednesday, February 26, 2014 at 6:30pm to review a Memorandum of Understanding with LVMWD setting forth the conditions associated with the District's use of Three Springs' streets for the construction of the reservoir tank. This motion was seconded by Steve Dreyer and carried unanimously.

MOTION: A motion was made by Clint Howard to call an emergency Executive Session to discuss the possibility of taking legal action to try and delay the signing of the MOU by the City of Westlake Village and the commencement of construction by the Las Virgenes Municipal Water District on the water tank. This motion was seconded by Larry Coleman and carried unanimously.

MOTION: A motion was made to close the floor for additional comments. Motion failed.

MOTION: A motion was made by Clint Howard to allow more time for homeowner concerns. The motion was seconded by Larry Coleman and carried unanimously.

Don Rosenberg discussed his concern regarding the parcel of land in Thousand Oaks adjacent to Grand Oaks and Yellowwood and its possible development.

EXECUTIVE SESSION DISCLOSURE:

Executive Session convened on February 18, 2014 to discuss legal issues and delinquencies.

ADJOURNMENT

There being no further business, the meeting was adjourned to the Annual Meeting at 8:00 pm.

Respectfully Submitted,
Pam Zegers, Recording Secretary