

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting March 18, 2014

CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 7:00 a.m. at The Emmons Company.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz

BOARD MEMBERS ABSENT

Steven Dreyer
Clint Howard

OTHERS PRESENT

Kathy O'Connor	Association Manager, The Emmons Company
Pam Zegers	Recording Secretary, The Emmons Company
Don Rosenberg	Homeowner
Alan Lefkowitz	Homeowner
Alan Cantle	Homeowner
Craig Prentice	Fugro Consultants, Inc.
David Lippman	LVMWD
John Zhao	LVMWD

HOMEOWNER CONCERNS

Concerns presented by homeowners in attendance included: Failure to place RFP discussion on the agenda, Election Reform, Reimbursement from the LVMWD for flyers sent to all homeowners paid for by the association, request to schedule a Party In The Park, maintenance concerns for several homes located within the community. Don Rosenberg presented copies of correspondence to the Board for their review and response.

GUEST – LVMWD REPRESENTATIVES

Representatives from the LVMWD along with Craig Prentice of Fugro Consultants, Inc. attended the meeting to answer any questions that the board or homeowners in attendance may have about the construction of the water tank adjacent to the community. The representatives encouraged homeowners to sign up for email notifications and to check out the webcam on the LVMWD website. Asphalt will be delivered to the site beginning March 24, 2014 to construct a service road. Crews will be on hand to clean the streets of any debris caused by trucks used for this project. A permit for blasting has been applied for. Representatives from the LVMWD will be available to attend additional meetings or social activities as requested by the Board.

MINUTES

Motion: A motion was made by Larry Coleman to approve the February 18, 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 February, 2014 Financial Statement. As of February 28, 2014 the ending checking balance was \$107,857.59. The ending savings balance was \$96,923.37 and the total cash on hand was **\$204,780.96**.

Motion: A motion was made by Larry Coleman to approve the February 2014 financial report as submitted. The motion was seconded by Susan Simowitz and passed unanimously.

Delinquencies: Accounts with a past due balance were sent reminder notices to pay their assessments on March 4, 2014.

ARCHITECTURAL COMMITTEE

At the meeting held on February 18, 2014 homeowner Don Rosenberg volunteered to serve on the association's Architectural Committee. **MOTION:** A motion was made by Larry Coleman to appoint Don Rosenberg as a member of the architectural committee. This motion was seconded by Susan Simowitz and carried unanimously.

Copies of the current Architectural Committee Rules were distributed to all Board members. **MOTION:** A motion was made by Larry Coleman that a meeting be held between the architectural committee members to review the current rules to determine if any changes or additions should be made. This motion was seconded by Susan Simowitz and carried unanimously.

Copies of proposed Artificial Turf Guidelines were distributed to all Board members. **MOTION:** A motion was made by Susan Simowitz to table the review of the artificial turf guidelines until all board members can be in attendance at the April meeting. This motion was seconded by Larry Coleman and carried unanimously.

32623 Bowman Knoll Drive: Correspondence will be sent to the homeowners requesting a time frame for the installation of the previously approved wrought iron fence, a reminder to maintain the shrubs/plant material at a height of no more than 48" above the sidewalk located along Grand Oaks Drive and to remove the 4x4 posts installed as a visual for the committee during the review process.

Architectural Log:

The Board reviewed a current copy of the architectural log.

New Applications:

32511 Aspenview – Brabant – Artificial Turf. After review of the application, it was determined that additional information is needed. The homeowner will be asked to provide the committee with a detailed plan drawn to scale showing the planters along the left side of the driveway and concrete curb and the location of the proposed artificial turf installation. As well as a list of plant material that will be installed in the new proposed planters including the planter area to the right side of your driveway.

2852 Jean Lane – Crouse – Room Addition. After review of the application, it was determined that additional information is needed. The homeowner will be asked to provide the committee with additional information regarding the proposed wrought iron balcony including the dimensions of the balcony, as well as is it a decorative, or walk on balcony. They will also be asked to provide the committee with signatures of their neighbors located behind you at both 2822 and 2821 Shellcreek.

32528 Pinebluff Place – Cattle – Solar Panels: Architectural application and plans will be forwarded to Pete Candreva for review.

OLD BUSINESS

Violations:

A violation log will be created, updated and a copy placed in Board packets monthly.

Hearing notices will be sent to the following lots for noncompliance: #270 and #096.

Traffic Calming:

Concerns as submitted by a homeowner will be forwarded to the City of Westlake Village for their review and consideration.

Party in the Park:

Larry Coleman will investigate future dates for the possibility of having a Party in The Park.

Median Trees – Tree Trimming:

A proposal from Treescapes in the amount of \$2,480.00 to trim the common area trees at the entrance to the community was reviewed by the board. **MOTION:** A motion was made by Larry Coleman to table the approval to trim the trees until the April meeting. This motion was seconded by Susan Simowitz and carried unanimously.

Insurance Claim: Pending

EXECUTIVE SESSION DISCLOSURE:

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

ADJOURNMENT

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

Respectfully Submitted,
Pam Zegers, Recording Secretary