

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting April 15, 2014

CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 7:10 a.m. at The Emmons Company.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz
Steven Dreyer
Clint Howard

OTHERS PRESENT

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

HOMEOWNER CONCERNS

The Board reviewed correspondence from a homeowner regarding removed vegetation. The Board determined that this is a neighbor to neighbor issue and will advise the owner.

MINUTES

Motion: A motion was made by Larry Coleman to approve the March 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 March, 2014 Financial Statement. As of March 31, 2014 the ending checking balance was \$108,460.00 the ending savings balance was \$96,973.59 and the total cash on hand was \$205,433.59.

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

Delinquencies: The Board reviewed a copy of the delinquency list as of April 9, 2014.

ARCHITECTURAL COMMITTEE

Copies of the Architectural Committee Rules and Artificial Turf Guidelines were reviewed by the Board. Management will provide a final draft at the next meeting for the Board's approval.

Architectural Log:

The Board reviewed a current copy of the architectural log. The following applications were approved/denied:

32511 Aspenview – Artificial Turf – Approved.

32528 Pinebluff Place – Solar Panels - Approved

2852 Jean Lane – Room Addition – Tabled until a site visit can be conducted by the Board.

2636 Three Springs – Enclosed Patio – Approved contingent on the roof matching the existing trim, stucco or roof color.

OLD BUSINESS

Violations:

Homeowners who are not in compliance will be sent courtesy notices requesting them to bring their properties into compliance.

Traffic Calming:

Susan Simowitz updated the Board regarding the traffic situation. Homeowner concerns will continue to be forwarded to the City of Westlake Village for their review and consideration.

LVMWD Tank Site – Susan Simowitz updated the Board regarding the recent Public Outreach Meeting. Larry Coleman will contact the city regarding their evacuation plan should there be an emergency. The City's plan when provided will be posted on the website.

Party in the Park:

Larry Coleman stated that the Party in The Park is tentatively scheduled for October.

Insurance Claim: Pending

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. The Board tabled approval until the Insurance claim can be reviewed.

Service Providers –At the request of the Board, management will provide competitive bids for various vendors used by the HOA.

EXECUTIVE SESSION DISCLOSURE:

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 a.m.

Respectfully Submitted,

Sue Spencer, Recording Secretary