

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting May 20, 2014

#### CALL TO ORDER

The meeting was called to order by Treasurer, Larry Coleman, at 9:03 a.m. at The Emmons Company.

#### BOARD MEMBERS PRESENT

Larry Coleman  
Clint Howard  
Susan Simowitz – Via Phone

#### BOARD MEMBERS ABSENT

Ron Skocypec  
Steven Dreyer

#### OTHERS PRESENT

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

#### MINUTES

**Motion:** A motion was made by Larry Coleman to approve the April 15, 2014 Board of Directors meeting minutes. The motion was seconded by Susan Simowitz and passed unanimously.

#### FINANCIAL REPORT

The Board reviewed a copy of the March, 2014 Financial Statement. As of April 3, 2014 the ending checking balance was \$110,395.78. The ending savings balance was \$96,981.36 and the total cash on hand was \$207,377.14.

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

**Delinquencies:** The Board directed management to send intent to liens to the following lot #'s: 042,112,184,238,276,287,293,295,297,308 and 436.

#### ARCHITECTURAL COMMITTEE

**Architectural Committee Rules Revisions** – Tabled to the next meeting.

**Proposed Artificial Turf Guidelines** - Tabled to the next meeting.

**Architectural Committee Internal Operating Process** – Tabled to the next meeting.

**Architectural Log** - The Board reviewed a current copy of the architectural log and approved the following applications:

32511 Aspenview – Landscape – Approved  
32510 Pinebluff – Solar – Approved  
2433 Three Springs – Tree Removal - Approved  
2421 Three Springs – Solar - Approved

## **OLD BUSINESS**

**Violation Log-** The Board reviewed a copy of the current violation log.

**New Legislation** – The Board reviewed a copy of new legislation pertaining to the California drought effective April 25, 2014.

### **Party in the Park:**

Larry Coleman stated that the Party in The Park is tentatively scheduled for October. Further details to follow.

### **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. The Board tabled this issue to the next meeting.

**Insurance Claim:** The Insurance Company is currently looking at alternative repair options for the damaged line.

## **NEW BUSINESS**

American Heritage Proposal – The Board reviewed and unanimously approved a proposal in the amount of \$300 for additional plant material at the Three Springs Entrance.

## **EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session to discuss delinquencies, violations and member discipline.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned to executive session at 10:15 a.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary