

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting June 17, 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
Steven Dreyer
Larry Coleman
Clint Howard
Susan Simowitz – Via Phone

OTHERS PRESENT

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

HOMEOWNER CONCERNS

Correspondence from Helga Naddaf, owner of 32623 Bowman Knoll Lane was received and reviewed by the Board.

Correspondence received by an anonymous homeowner addressing their concern with a neighbor's dog that is walked by a young child and might be of an aggressive nature. Verbiage from the City of Westlake Village Animal Control regulations will be included in the next newsletter.

MINUTES

Motion: A motion was made by Larry Coleman to approve the May 20, 2014 Board of Directors meeting minutes. The motion was seconded by Clint Howard and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the May, 2014 Financial Statement. As of May 31, 2014 the ending checking balance was \$106,028.07. The ending savings balance was \$96,989.13 and the total cash on hand was \$203,017.20.

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

ARCHITECTURAL COMMITTEE

Lee Newman expressed interest in serving on the architectural committee. **MOTION:** A motion was made to appoint Lee Newman as a member of the architectural committee. This motion was seconded and carried unanimously.

The possibility of enhancing/refurbishing the landscape/hardscape at the entrance to the Three Springs community was discussed. Prior landscape plans for the entrance to the Three Springs community will be provided to Lee Newman.

Architectural Committee Rules – Revision – Tabled to the next meeting.

Artificial Turf Guidelines – Draft – 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 reviewed the following applications:

- Naddaf - 32623 Bowman Knoll - Tree Removal - A site visit will be conducted.
- Hirsch - 32766 Barrett - Fence Installation – Denied.

OLD BUSINESS

Violation Log- The Board reviewed a copy of the current violation log. Pam will notify the Board via email when violation letters are sent to homeowners.

LVMWD – Tank Site: Susan Simowitz will contact the LVMWD for a construction update and report back at the next meeting.

Party in the Park:

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

Proposed Development - Highgate Estates: Copies of the notice of preparation of a draft EIR No. 2014-70235 were distributed and reviewed by the Board. A copy of the document will also be uploaded to the association's website.

NEW BUSINESS

Electronic Communication – Safety Issues: The association was notified by a resident that several burglaries had occurred within the community recently. An email blast was sent to notify residents of the burglaries. The Sheriff's department was contacted to determine if updates of these types of incidences could be brought to the Boards attention. The Sheriff's Department responded that they do not have this type of communication available at this time.

Larry Coleman will be in contact with the City of Westlake Village Traffic Engineer to address a Three Springs residents concern with skateboarders riding on association streets.

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 9:10 a.m.

Respectfully Submitted,
Pam Zegers, Recording Secretary