

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES

#### Board of Directors Meeting

#### October 21, 2014

#### CALL TO ORDER

The meeting was called to order by President Ron Skocypec, at 8:30a.m. at The Emmons Company.

#### BOARD MEMBERS PRESENT

Ron Skocypec  
Steven Dreyer  
Larry Coleman  
Susan Simowitz – Via Phone  
Clint Howard

#### OTHERS PRESENT

Kathy O'Connor Association Manager, The Emmons Company  
Sue Spencer Recording Secretary, The Emmons Company  
Carl Olson Homeowner  
Don Rosenberg Homeowner

#### HOMEOWNER CONCERNS

A discussion was held regarding the following:

1. Amending the election rules.
2. Water District Incident
3. Board Resignations
4. Water tank location placement

#### MINUTES

**Motion:** A motion was made by Larry Coleman to approve the September 16, 2014 Board of Directors meeting minutes. The motion was seconded by Steven Dreyer and passed unanimously.

#### FINANCIAL REPORT

The Board reviewed a copy of the September 2014 Financial Statements. As of September 30, 2014 the ending checking balance was \$93,550.58. The ending savings balance was \$97,270.80 and the total cash on hand was \$190,821.38.

**Motion:** A motion was made by Larry Coleman to approve the September Financial Report as submitted. The motion was seconded by Steven Dreyer and passed unanimously.

#### ARCHITECTURAL COMMITTEE

**Resignation** – Due to time constraints, Clint Howard resigned from the Architectural Committee effective immediately. The Board unanimously appointed Carl Olson to fill his position. The Committee currently consists of Steven Dreyer, Committee Chair; and members Don Rosenberg and Karl Olson.

#### **Architectural Committee Rules, Artificial Turf Guidelines and Internal Operating process –**

**Motion:** A motion was made by Larry Coleman to hold a separate meeting to discuss the revisions. Motion seconded by Steven Dreyer and passed unanimously. The meeting is tentatively scheduled for the beginning of November. Architectural Committee members will be asked to attend.

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

- 2622 Grand Oaks – Pool/Covered Patio/Fireplace – Approved
- 2550 Sandycreek – Ground Mounted Solar – HOLD – Homeowner to erect story poles to determine the proposed location of the solar array.
- 32703 Wellbrook – Pool/Hardscape – Denied - needs addition information.
- 32510 Pinebluff – Homeowners will be requested to add addition landscape to shield solar panels.
- 1776 Kirsten Lee – Homeowner will be asked to attend a Hearing for not submitting an architectural application.

### **OLD BUSINESS**

**View Issues** – The Board will conduct site visits of the properties that have view disputes.

**LVMWD Tank Site** – The Board contacted the Water District to obtain specific details of the incident that was noted in the Acorn Newspaper.

**Median Trees** – Larry Coleman will obtain an opinion from a landscape architect regarding the removal of the Pepper trees located in the median.

**Party In the Park** – Larry Coleman reported that we will forgo the party this year and start planning for an event sometime next year.

**Newsletter** – The Board reviewed a copy of the Newsletter that will be mailed to homeowners by the end of the month.

**Reserve Study** – Kathy O'Connor obtained 3 proposals for the Board's review. The Board unanimously approved the Reserve Study Proposal submitted from Complex Solutions, LTD., in the amount of \$650.

**Contract Bid Process**- Larry Coleman reported that he has requested 9 proposals from various vendors in the HOA industry. Once the proposals are obtained the Board will review and make recommendations.

### **EXECUTIVE SESSION DISCLOSURE**

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

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:30 a.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary