

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting November 18, 2014

CALL TO ORDER

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

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz

OTHERS PRESENT

Kathy O'Connor Association Manager, The Emmons Company
Sue Spencer Recording Secretary, The Emmons Company
Karl Olson Homeowner
Clive Dawson Homeowner
Lee Newman Homeowner
2 Representatives from LVMWD

APPOINTMENT OF NEW BOARD MEMBER

The Board of Directors unanimously appointed Karl Olson to fill the vacant seat created by Clint Howard.

MINUTES

Motion: A motion was made by Larry Coleman to approve the October 21, 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 October 2014 Financial Statements. As of October 31, 2014 the ending checking balance was \$94,924.10. The ending savings balance was \$97,321.28 and the total cash on hand was \$192,245.38.

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

ARCHITECTURAL COMMITTEE

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

Motion: A motion was made by Larry Coleman to hold a final separate meeting to discuss the revisions. Motion seconded by Susan Simowitz and passed unanimously.

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

- 2550 Sandycreek – Ground Mounted Solar – Approved with conditions.
- 32703 Wellbrook – Pool/Hardscape – Approved with conditions.
- 5404 Three Springs – Solar - Approved.

OLD BUSINESS

LVMWD Tank Site – Two representatives from LVMWD and two homeowners who are a landscape architect and an architects attended the meeting to give an update on the proposed landscape and paint color

for the water tank.

NEW BUSINESS

2015 Budget – The Board reviewed and unanimously approved the 2015 Budget as presented by management. There will be no increase in dues this year.

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session to discuss delinquencies, member discipline and Management Contract. The Board reviewed 9 proposals and awarded the contract to The Emmons Company.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:43 a.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary