

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting January 20, 2015

CALL TO ORDER

The meeting was called to order by President Ron Skocypec, at 7:05 a.m. at The Emmons Company.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz
Steven Dryer
Karl Olson

OTHERS PRESENT

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

HOMEOWNERS CONCERNS

Mr. Stein attended the meeting to discuss the following: Dog barking, mailboxes and the condition of a neighboring property.

MINUTES

Motion: A motion was made by Larry Coleman to approve the November 12th and 17th Special Meeting Minutes and November 18th, 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 November and December 2015 Financial Statements. As of December 31, 2014 the ending checking balance was \$87,449.12. The ending savings balance was \$97,411.11 and the total cash on hand was \$184,860.23.

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 Revisions – The Board reviewed the Architectural Committee Rules revisions. A final copy will be reviewed at the March Board of Directors meeting.

Architectural Log - The Board reviewed a current copy of the architectural log.

Motion: A motion was made by Larry Coleman to ratified the decisions of the Architectural Committee.

OLD BUSINESS

View Issues

2625 Country Lane - The Board determined the property is in violation of a view obstruction. The owner will be notified to restore the view.

2852 Jean Lane – The Board determined the property is not in violation of a view obstruction.

Reserve Study – The Board unanimously accepted the reserve study calculations but not the recommendation.

NEW BUSINESS

Annual Meeting– The Board briefly discussed the upcoming Annual Meeting scheduled for February 17, 2015. The Board unanimously appointed The Emmons Company as Inspector of Elections.

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 9:35 a.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary