

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting May 19, 2015

#### **CALL TO ORDER**

The meeting was called to order by Larry Coleman at 7:00 a.m. at The Emmons Company, Thousand Oaks.

#### **BOARD MEMBERS PRESENT**

Ron Skocypec (telephonically)  
Larry Coleman  
Karl Olson  
Susan Simowitz (telephonically)

#### **BOARD MEMBERS ABSENT**

Steven Dreyer

#### **OTHERS PRESENT**

Mr. and Mrs. Rubenstein, Homeowners  
Kathy O'Connor, Association Manager, The Emmons Company  
Tami Zuccolillo, Recording Secretary, The Emmons Company

#### **MINUTES**

**MOTION:** A motion was made by Karl Olson to approve the April 21, 2015 Board of Directors meeting minutes. The motion was seconded by Larry Coleman and passed unanimously.

#### **FINANCIAL REPORT**

The Board reviewed a copy of the April 2015 Financial Statement. As of April 30, 2015 the ending checking balance was \$128,427.52. The ending savings balance was \$97,525.99 and the total cash on hand was \$225,953.51. **MOTION:** A motion was made by Larry Coleman to approve the April 2015 financial report as submitted. The motion was seconded by Karl Olson and passed unanimously.

**Audit Review-**The Board reviewed the audit review provided by Jimenez & Company. The Board would like to have the dues amount under NOTE 4 changed to the correct amount and to confirm all numbers are correct.

The Board reviewed the current delinquency report.

#### **ARCHITECTURAL COMMITTEE**

**Architectural Rules Revisions** – Tabled

**Architectural Log** – The Board reviewed a current copy of the architectural log. The Board will send out a reminder letter regarding architectural approval procedures with specific regards to the current drought.

#### **OLD BUSINESS**

**Median Trees**-management discussed the possible need to replace the turf in the center medians along Three Springs drive due to the Governor's state mandate regarding the drought. Larry Coleman will contact Lee Newman to discuss the possible need to replace to more drought tolerant landscaping.

**Neighboring Projects**-Verizon and SoCal gas requested the association to endorse their current projects. **MOTION:** Karl Olson made a motion to send Verizon and SoCal gas a letter stating that we don't have the

authority to endorse or oppose their projects. Larry Coleman seconded the motion and it passed unanimously.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in executive session to discuss delinquencies, member discipline and architectural review consultant contract.

**ADJOURNMENT**

There being no further business, the meeting was adjourned to executive session at 8:15a.m.

Respectfully Submitted,  
Tami Zuccolillo, Recording Secretary