

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting June 16, 2015

#### CALL TO ORDER

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

#### BOARD MEMBERS PRESENT

Ron Skocypec  
Larry Coleman  
Karl Olson  
Susan Simowitz  
Steven Dreyer

#### OTHERS PRESENT

Kathy O'Connor, Association Manager, The Emmons Company  
Tami Zuccolillo, Recording Secretary, The Emmons Company

#### MINUTES

**MOTION:** A motion was made by Larry Coleman to approve the May 19, 2015 Board of Directors meeting minutes. The motion was seconded by Susan Simowitz and passed unanimously.

#### FINANCIAL REPORT

The Board reviewed a copy of the May 2015 Financial Statement. As of May 31, 2015 the ending checking balance was \$131,833.38. The ending savings balance was \$97,533.52 and the total cash on hand was \$229,366.90. **MOTION:** A motion was made by Larry Coleman to approve the May 2015 financial report as submitted. The motion was seconded by Susan Simowitz and passed unanimously.

**Audit Review**-The Board reviewed the representation letter provided by Jimenez & Company. The Board would like to have item 1(j) amended as follows: The First sentence is to be moved to the end and to have the second to last word, 'available', changed to 'reserve'. Item 2 a spelling correction was made.

**MOTION:** A motion was made by Larry Coleman to accept the financial review as presented. The motion was seconded by Susan Simowitz and passed unanimously.

The Board reviewed the current delinquency report.

#### ARCHITECTURAL COMMITTEE

**Architectural Rules Revisions** – The Board reviewed the revised architectural rules. **MOTION:** Larry Coleman made a motion to accept the revised architectural rules as amended. The motion was seconded by Karl Olson and it passed unanimously.

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

**Correspondence**- The Board reviewed an architectural appeal request from lot# 132. **MOTION:** A motion was made by Susan Simowitz to accept and uphold their appeal request. The motion was seconded by Karl Olson and it passed 3-1 with Larry Coleman abstaining.

Steve Dreyer expressed his desire to step down as Architectural Chair, but continue to remain on the Committee. **MOTION:** A motion was made by Larry Coleman to appoint Karl Olson as Chair of the

Committee, seconded by Susan Simowitz and unanimously passed.

**OLD BUSINESS**

**Traffic Calming-** Susan Simowitz spoke with the city requesting that they check on any erosion of the speed bumps in the community due to the tank construction traffic and to assess whether any remedial work is required.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in executive session to discuss delinquencies, member discipline and architectural review issue of lot# 199

**ADJOURNMENT**

There being no further business, the meeting was adjourned to executive session at 9:20a.m.

Respectfully Submitted,  
Tami Zuccolillo, Recording Secretary