

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting October 20, 2015

CALL TO ORDER

The meeting was called to order by Ron Skocypec at 7:10 a.m. at The Emmons Company, Thousand Oaks.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Don Rosenberg, Architectural
Eva Daneshnia, Homeowner
Frank Bonvino, Homeowner
Kathy O'Connor, Association Manager, The Emmons Company
Tami Zuccolillo, Recording Secretary, The Emmons Company

HOMEOWNERS CONCERNS

Two homeowners were present to discuss how to better communicate changes and notices with homeowners and to ask that the election process be altered to allow several ballot mailings in an effort to achieve quorum.

MINUTES

MOTION: A motion was made by Larry Coleman to approve the August 18, 2015 Board of Directors meeting minutes. The motion was seconded by Karl Olson and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the August and September 2015 Financial Statement. As of September 30, 2015 the ending checking balance was \$119,156.58. The ending savings balance was \$97,565.72 and the total cash on hand was \$216,722.30. **MOTION:** A motion was made by Larry Coleman to approve the August and September 2015 financial report as submitted. The motion was seconded by Karl Olson and passed unanimously.

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. Copies will be sent to homeowners for the 30 day comment period.

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

32510 Pinebluff – Guest House Addition – There was a discussion between the Board and the Committee regarding the Committee's prior policy of having the association's licensed architect review the proposed plans for compliance with the governing documents. Management recommended review by a licensed architect in order to reduce the association's potential liability. The Committee intends to make a site visit to evaluate potential impact to adjacent homes; but does not see the need to enlist the services of an architect.

OLD BUSINESS

Traffic Calming - In a continuing effort to slow down drivers, Karl Olson has requested that the City place a speed trailer in the community. Larry Coleman offered to contact the city manager and request more attention be paid to the Three Springs community.

View Complaints – No Report

Violations – The Board reviewed the violation log.

LVMWD – Tank Site – Susan Simowitz provided an update stating the tank project has been completed, the District is currently working on updating the filtration building. An open house with notice by the District to the community will be held soon.

SoCal Gas Meter Placement- SoCal Gas is proposing to install an advanced data collection meter located on LVMWD property, the District is requiring a letter of support from the Board for placement on District property. If required letter is not received from the Board SoCal Gas will revert to the first proposed location option of within the community, immediately adjacent to a home. The Board was unanimously in agreement that placement of the data collector up by the filtration plant on LVMWD property would have the least impact on the community as opposed to installation within the community; therefore a letter will be provided to the District. Management to request confirmation of exact placement location.

Median Trees – The Board reviewed a proposed contract from Carol Robinson, Landscape Architect to review and report on the condition of all the median trees in the association. **MOTION:** A motion was made by Larry Coleman to accept the proposed contract from Carol Robinson. The motion was seconded by Karl Olson and it passed unanimously.

Election Procedures-Correspondence was received and read by Karl Olson from Neal Tiktin asking the Board to consider allowing for multiple ballot mailings until ultimately achieve quorum. The Board explained that they had already approved additional mailings in an effort to achieve quorum for last year's election and that they intend to do so this year providing they have more candidates running than seats available.

Newsletter – The Board reviewed and approved the draft newsletter for distribution.

EXECUTIVE SESSION DISCLOSURE

The Board met in executive session to discuss delinquencies, member discipline and legal matters.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 9:15 a.m.

Respectfully Submitted,

Tami Zuccolillo
Recording Secretary