

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

November 17, 2015

CALL TO ORDER

The meeting was called to order by Ron Skocypec at 7:10 a.m. at The Emmons Company, Thousand Oaks and immediately adjourned to Executive Session for a Hearing.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

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

GENERAL SESSION RECONVENED

The General Session was reconvened at 7:30 p.m.

MINUTES

MOTION: A motion was made by Larry Coleman to approve the October 20, 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 October 2015 Financial Statement. As of October 31, 2015 the ending checking balance was \$115,155.78. The ending savings balance was \$97,573.51 and the total cash on hand was \$212,729.29. **MOTION:** A motion was made by Larry Coleman to approve the October 2015 financial report as submitted. The motion was seconded by Karl Olson and passed unanimously.

ARCHITECTURAL COMMITTEE

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

OLD BUSINESS

Traffic Calming - In a continuing effort to slow down drivers, the City placed a speed trailer in the community. Larry Coleman will contact the city manager and request the location of the trailer be moved to a different location within the Three Springs community.

Violations – Deferred to Executive Session

LVMWD – Tank Site – Susan Simowitz provided an update regarding the open house held by the District.

Median Trees – Members of the Board will meet with Carol Robinson, Landscape Architect, to review the condition of the median trees in the association.

NEW BUSINESS

2016 Budget – The Board reviewed and approved the 2016 Budget with no increase in dues.

Management Contract – The Board reviewed and approved the Management Company Contract with a 5% increase.

Annual Meeting – The Board appointed The Emmons Company to serve as the Election Committee as part of its duties as Inspector of Elections. Nomination forms will be distributed to the members as required by Civil Code.

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 8:35 a.m.

Respectfully Submitted,

Sue Spencer
Recording Secretary