

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting January 19, 2016

#### **CALL TO ORDER**

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

#### **BOARD MEMBERS PRESENT**

Ron Skocypec  
Larry Coleman  
Karl Olson  
Susan Simowitz  
Pam Kerrigan

#### **OTHERS PRESENT**

Don Rosenberg, Homeowner  
Joe Phillips, Homeowner  
Pam Johnson, Homeowner  
Kathy O'Connor, Association Manager, The Emmons Company  
Sue Spencer, Recording Secretary, The Emmons Company

#### **MINUTES**

**MOTION:** A motion was made by Larry Coleman to approve the November 17, 2015 Board of Directors meeting minutes and the December 9, 2015 Special Board 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, 2015 the ending checking balance was \$107,451.46. The ending savings balance was \$97,589.63 and the total cash on hand was \$205,041.19. **MOTION:** A motion was made by Larry Coleman to approve the November and December 2015 financial reports 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**

**Median Trees** – Management was directed to solicit proposals for upgrades to the Medians. In addition the proposals will be submitted to the City's Beautification Program for additional funding. The Board directed management to obtain additional proposals from an arborist for the removal and trimming of common area and median trees.

**Annual Meeting** – The Board discussed the upcoming Annual Meeting scheduled for February 16, 2016 and appointed The Emmons Company to serve as the Inspector of Elections.

**Correspondence** – The Board reviewed correspondence received from a homeowner regarding the elections.

**NEW BUSINESS**

**Request for Variance Regarding Animals-** A homeowner requested a variance from the Board to allow horses on their property. **Motion:** A motion was made by Karl Olson to deny the request. Motion seconded by Pam Kerrigan and passed 4 – 1.

**American Heritage Landscape Maintenance Increase** – The Board reviewed and approved a 5% increase to American Heritage Landscape’s contract.

**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 8:25 a.m.

Respectfully Submitted,

Sue Spencer  
Recording Secretary

DRAFT