

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

November 19, 2012

CALL TO ORDER

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

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz

OTHERS PRESENT

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

HOMEOWNER COMMENTS

The Board reviewed correspondence from a homeowner concerning a house that, in her opinion, took the “scary” part of Halloween too far.

MINUTES

Motion: A motion was made by Larry Coleman to approve the October 15, 2012 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, 2012 Financial Statements. As of October 31, 2012 the ending checking balance was \$42,316.69. The ending savings balance was \$96,138.79 and the total cash on hand was \$138,455.48.

Motion: A motion was made by Larry Coleman to approve the October 2012 financial report as submitted. The motion was seconded by Susan Simowitz and passed unanimously.

ARCHITECTURAL COMMITTEE

1. Rules – No Report
2. Solar Panel Guidelines – No Report
3. Log – The Board reviewed a current copy of the architectural log and approved/denied the following applications:
 - 32623 Bowman Knoll –**
 1. Relocating and Addition of Fencing:
The Application is denied pending further information. The homeowners were asked to meet with two Board reps at the top of Grand Oaks prior to November 1st to review issues. To date the homeowners have not contacted management for a meeting.

OLD BUSINESS

View Issues – Meetings will be scheduled with three Grand Oaks homeowners to review view concerns.

Traffic/Safety Meeting – Susan Simowitz agreed to attend the City’s Traffic and Safety meeting scheduled for December 3, 2012.

2013 Budget – The Board tabled approval of the 2013 Budget to the December Board meeting.

Tree Trimming – The Board reviewed and approved a tree trimming proposal submitted from TreeScapes in the amount of \$1,995.00.

ADJOURNMENT

There being no further business, the meeting was adjourned to Executive Session at 8:30 a.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary