

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

December 17, 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

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

MINUTES

Motion: A motion was made by Larry Coleman to approve the November 19, 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 November, 2012 Financial Statement. As of November 30, 2012 the ending checking balance was \$37,392.46. The ending savings balance was \$96,182.73 and the total cash on hand was \$133,575.19.

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

ARCHITECTURAL

Log – The Board reviewed a current copy of the architectural log and approved/denied the following applications:

2852 Jean – Addition – Approved
32440 Snowpeak – Remodel – Approved

32623 Bowman Knoll – Mark Penrose, homeowner residing at 3079 Grandoaks Drive, attended the meeting to discuss the proposed architectural application for fencing at 32623 Bowman Knoll. The Board tabled further discussion to the executive session.

OLD BUSINESS

View Issues – The Board discussed a meeting wherein Ron Skocypec and Larry Coleman met with three Grand Oaks homeowners to review view concerns.

2013 Budget – The Board reviewed and approved the 2013 Budget with no increase in dues. A copy of the budget will be mailed to homeowners.

Financial Review Proposal – The Board reviewed and approved the Financial Review Proposal submitted by Jimenez and Company, CPA in the amount of \$1,260.

Management Contract Renewal – The Board reviewed and approved the management contract with a

minimal increase.

Annual Meeting – A brief discussion was held regarding the upcoming annual meeting scheduled for February 11, 2013.

ADJOURNMENT

There being no further business, the meeting was adjourned to Executive Session at 9:10 a.m.

Respectfully Submitted,

Sue Spencer

Recording Secretary