

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting March 26, 2012

CALL TO ORDER

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

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz – Via Phone
Steven Dreyer
Clint Howard

OTHERS PRESENT

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

HOMEOWNER COMMENTS

The Board reviewed a letter submitted by Neil Ticktin. Mr. Ticktin's comments were duly noted.

COUNTING OF BALLOTS FOR ELECTION OF DIRECTORS

No quorum was achieved, therefore, the Inspector of Elections filled out the Official Report and the current Board remains in place until next year.

MINUTES

Motion: A motion was made by Larry Coleman to approve the February 22, 2012 Board of Directors meeting minutes. The motion was seconded by Steven Dreyer and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the February 2012 Financial Statement. As of February 29, 2012 the ending checking balance was \$72,869.98. The ending savings balance was \$95,756.88 and the total cash on hand was \$168,626.86.

Motion: A motion was made by Larry Coleman to approve the February 2012 financial report as submitted. The motion was seconded by Steven Dreyer and passed unanimously.

Susan Simowitz left the meeting at 7:45 am.

COMMITTEE REPORTS

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

2253 Kirsten Lee – Landscape/Paint – Approved

1859 Kirsten Lee – Solar – Approved

2608 Three Springs – Paint - Approved

32732 Barrett – Solar – Approved

32633 Bowman Knoll – Room Addition – The Board gave preliminary approval pending the architects review and approval.

Violations – Management has received several complaints regarding a commercial vehicle parked in the community. Management was directed to send a letter requesting the homeowner remove the vehicle out of view from neighboring properties.

View Issues- 2585 Kirsten Lee – Motion: a motion was made to send the owner a letter to remove their trees as previously requested within 15 days or fines will be imposed. Motion passed 3 – 1 (Larry Coleman opposed).

LVMWD Water Tank – Stephen Dryer gave a brief summary of the LVMWD Water Tank meeting.

Monument Signage – The Board directed management to follow-up with the Insurance carrier once the lettering replacement is complete to collect the remaining 25% depreciated value.

Website – The Board reviewed a proposal submitted from TOPS for community website pricing. Stephen Dryer volunteered to get additional proposals to review at the next meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned to Executive Session at 8:55 a.m.

Respectfully Submitted,

Sue Spencer
Recording Secretary