

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting April 23, 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

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

HOMEOWNER CONCERNS

A homeowner representative attended the meeting to discuss a notice received regarding repeated requests from the Board to remove two trees obstructing the view of an adjacent neighbor. The owner representative did agree to have the trees trimmed to the fence line in an attempt to bring the property into compliance. The Board urged the homeowner to use mediation to try and remedy other issues with the adjacent neighbor. The Board will investigate changes to the wall dividing the two properties.

MINUTES

Motion: A motion was made by Larry Coleman to approve the March 26, 2012 Board of Directors meeting minutes and Executive minutes. The motion was seconded by Steven Dreyer and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the March 2012 Financial Statement. As of March 2012 the ending checking balance was \$69,333.01. The ending savings balance was \$95,811.80 and the total cash on hand was \$165,144.81.

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

ARCHITECTURAL COMMITTEE

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

2603 Kirsten Lee –Exterior Paint	Approved
2045 Kirsten Lee – Solar Panels	Approved
32834 Barrett – Sports Court	Approved with Conditions, City approves drainage and use permit

OLD BUSINESS

Violations – The Board directed management to contact the City regarding basketball hoops left in the public right of way.

Electronic Communication – Management indicated that they are continuing to receive electronic communication forms from homeowners.

NEW BUSINESS

Party in the Park – Larry Coleman updated the Board regarding the upcoming party in the park. Susan Simowitz suggested forming a committee; Larry agreed and will contact some homeowners.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 a.m.

Respectfully Submitted,

Sue Spencer, Recording Secretary