

# THREE SPRINGS

## HOMEOWNERS ASSOCIATION

### MINUTES Board of Directors Meeting June 18, 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

#### OTHERS PRESENT

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

#### HOMEOWNER COMMENTS

The Board reviewed comments from homeowners regarding potential violations throughout the community. Management will follow up and send notices to homeowners whose properties are not in compliance.

Vandalism – The Board reviewed correspondence from a homeowner regarding vandalism to their property. Management was instructed to request additional police patrol in the community and to also notify the city.

#### MINUTES

**Motion:** A motion was made by Larry Coleman to approve the June 18, 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 June and July 2012 Financial Statements. As of July 31, 2012 the ending checking balance was \$52,562.39. The ending savings balance was \$96,004.21 and the total cash on hand was \$148,566.60.

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

#### ARCHITECTURAL COMMITTEE

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

32623 Bowman Knoll – **Tree Removal and Replacements** – **Approved** contingent on location of new trees and that they will not create a view issue or nuisance to the neighboring properties.

32623 Bowman Knoll – **Relocating and Addition of Fencing** – **Denied** – Homeowner will be asked to provide a diagram and neighbor advisement form.

32623 Bowman Knoll – **Entry Gate** – **Denied** – Homeowner will be asked to provide a detailed description of the gate and neighbor advisement form.

32623 Bowman Knoll – **Storage Shed** – **Denied** – Homeowner will be asked to provide a detailed description of the shed, location and neighbor advisement form.

The Meeting was recessed to Executive Session 8:00 a.m. to discuss legal matters with Association's legal council.

Board Meeting reconvened at 8:50 a.m.

**OLD BUSINESS**

**LVMWD** – Susan Simowitz updated the Board on the status of the proposed 5-million storage tank at the Las Virgenes Reservoir located in the Three Springs Community.

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

**Web Site** – Management is in the process of getting the web site up and running. The Board discussed what documents will be listed on the site.

**NEW BUSINESS**

**Financial Review** – The Board approved the Financial Review submitted from Kellogg & Andelson as amended. A copy of the review will be distributed to the membership.

**ADJOURNMENT**

There being no further business, the meeting was adjourned to executive session at 8:20 a.m.

Respectfully Submitted,  
Sue Spencer, Recording Secretary