

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

August 20, 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 transferring the domain to a new server. The Board discussed what documents will be listed on the site.

Party in the Park – Larry Coleman stated that the Party in the Park is tentatively scheduled for October.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 a.m.

Respectfully Submitted,

Sue Spencer
Recording Secretary