

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES

Board of Directors Meeting

March 18, 2013

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
Steven Dreyer

OTHERS PRESENT

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

MINUTES

Motion: A motion was made by Larry Coleman to approve the February 11, 2013 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, 2013 Financial Statement. As of February 28, 2013 the ending checking balance was \$78,172.79. The ending savings balance was \$96,321.98 and the total cash on hand was \$174,494.77.

Motion: A motion was made by Larry Coleman to approve the February 2013 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:

The Board reviewed and approved/denied the following Applications:

2840 Three Springs Drive - Ground Mount Solar Panel Installation. Approved

2521 Sandy Creek – Solar – Approved

3416 Woodburn – Solar - Approved

2852 Jean – Softscape/Hardscape – Denied pending additional information

2671 Country Lane – Window – Approved

32623 Bowman Knoll –Fencing – City will grant easement for homeowner to install fence. Management will schedule a meeting with the owners to discuss.

2253 Kirsten Lee - Doors, Paints, Stucco, Windows, and Fencing – Denied pending additional information

32633 Bowman Knoll – Ground mounted Solar Panels – Denied pending additional information.

OLD BUSINESS

The Board reviewed homeowner correspondence regarding speeding in the community. The owner will be directed to contact the City of Westlake Village.

NEW BUSINESS

Insurance Renewal – The Board approved the insurance renewal with the clarification that the “common area only” comment on the cert, applies to the property portion of the coverage only.

ADJOURNMENT

There being no further business, the meeting was adjourned to Executive Session at 8:50 a.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary