

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting June 17, 2013

CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 7:00 a.m. at The Emmons Company, Thousand Oaks.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz
Clint Howard
Steven Dreyer

OTHERS PRESENT

Kathy O'Connor Association Manager, The Emmons Company
Pam Zegers Recording Secretary, The Emmons Company

MINUTES

Motion: A motion was made by Larry Coleman to approve the May 20, 2013 Board of Directors meeting minutes. The motion was seconded by Clint Howard and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the May, 2013 Financial Statement. As of May 31, 2013 the ending checking balance was \$63,093.88. The ending savings balance was \$96,475.77 and the total cash on hand was \$159,569.65.

Motion: A motion was made by Larry Coleman to approve the May, 2013 financial report as submitted. The motion was seconded by Susan Simowitz and passed unanimously.

Delinquencies

MOTION: A motion was made by Larry Coleman to send intent to lien letters to the following properties: Lots #287, #172, #398, #423, #429, #459, #469. This motion was seconded by Clint Howard and carried unanimously.

MOTION: A motion was made by Susan Simowitz to file a lien on the following property: Lot #288. This motion was seconded by Larry Coleman and carried unanimously.

ARCHITECTURAL COMMITTEE

Architectural Log – The Board reviewed a current copy of the architectural log.

- 2046 Kirsten Lee Drive: Eichberg - Solar Panel Installation. **MOTION:** A motion was made by Steve Dreyer to approve the application as submitted. This motion was seconded by Larry Coleman and carried unanimously.
- 2662 Yellowwood – Yarnell: Solar Panel Installation. **MOTION:** A motion was made by Susan Simowitz to approve the application as submitted. This motion was seconded by Clint Howard and carried unanimously.

- 32852 Barrett – Saffarnia: Window/door replacement. Awning installation. **MOTION:** A motion was made by Larry Coleman to approve the application for the window and door replacement as submitted. The owner will be asked to submit an architectural drawing for the proposed overhang above the front door. This motion was seconded by Clint Howard and carried unanimously.
- 32633 Bowman Knoll Drive: Cavalier – Solar Panel Installation. A letter will be sent to the homeowner requesting the status of their open application for solar panel installation.

OLD BUSINESS

View Issues:

- 32623 Bowman Knoll: Homeowner will be asked to remove trees that are causing a view obstruction and maintain the shrubs/plant material at a height of no more than 48” above the sidewalk located along Grand Oak Drive. Should the work not be completed within 30 days, the homeowners will be invited to attend a hearing.
- 3453 Whiteriver Place: The Board reported that they inspected the property and were in agreement that a view obstruction does exist from cypress trees planted by 3442 Three Springs Dr. The homeowners were requested to trim and maintain the trees at a level not to exceed 10’ above the fence line. Work has not yet been completed. Homeowner will be invited to attend a hearing scheduled for the July Board of Directors meeting.
- 2585 Kirsten Lee Drive: Correspondence received from homeowner stating that the Palm Trees that were causing a view obstruction had been trimmed. Correspondence will be sent to the homeowner requesting IDR in hopes to resolve this issue.

Violations:

- 3570 Three Springs Drive: Homeowner will be invited to a hearing at the next regularly scheduled for meeting for lack of landscape maintenance on their property.
- 1806 Kirsten Lee Drive: Correspondence will be sent thanking the homeowner for their compliance in maintaining their landscape. The letter will also submit payment for the monetary penalties that have been assessed to their account.

NEW BUSINESS

Newsletter: A reminder to homeowners that many of the homes within the community are in need of fresh paint will be included in the next newsletter.

ADJOURNMENT

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

Respectfully Submitted,
Pam Zegers, Recording Secretary