

RECORD OF PROCEEDINGS
MINUTES OF THE THREE SPRINGS RESIDENTIAL ASSOCIATION
QUARTERLY MEETING

March 15, 2017
5:30PM

ATTENDANCE

Directors in Attendance:

Tim Zink, President (TZ)
Kurt Prinslow, Vice President (KP)
Jon Penny, Secretary/Treasurer (JP)

Residents in Attendance:

Barbara Dodds (BD)
Kathy Holmes (KH)
Mark Witman (MW)

Others in Attendance:

Frankie White – Clark, White, and Associates
Sandra Tischaefter – AREM Property Management

HOMEOWNERS FORUM

Barbara Dodds asked why there was such a long delay to get the bill for her violation. TZ gave background and timeline of adopting policies to enforce CC&R's, the hiring of AREM, and the implementation of the fee schedule. Sandra explained in more detail (see below).

APPROVAL OF MINUTES

TZ presented the minutes from the Residential Association Board Meeting held December 14, 2016. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

VIOLATION FEE BILLINGS – AREM

Sandra explained why there was a delay in the violation fee billings and how there was a mix-up with their system and the communication with Clark, White, & Associates (Accountants) relating to AREM mailing fee billings and the coordination of collecting and processing of those payments, etc. AREM mailed letters explaining, and apologizing for, the delay. The system and the process have been corrected now and violation fee billings will be sent out on a timely basis.

FINANCIAL REPORT

Frankie White presented the Financial Report and Accountant's Report for the Residential Association. The income seemed low compared to the budget and it was explained that the homeowners were mistakenly only charged \$9/month instead of the approved \$13/month in the January billing. The difference will be made up on the second billing in July.

OPEN FORUM

TZ announced that a new restaurant, Taco Boy, is going into the commercial space in the new apartments. Anticipated to be operating this summer after the tenant improvements are finished.

ADJOURNMENT

There being no further business to come before the Board; and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

NEXT MEETING

The next scheduled quarterly meeting of the Board of Directors is scheduled for Wednesday, June 21, 2017.

UNAPPROVED
DRAFT