

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE THREE SPRINGS RESIDENTIAL ASSOCIATION**  
**REGULAR MEETING**

**June 21<sup>st</sup>, 2017**

**5:30PM**

**ATTENDANCE**

Directors in Attendance:

Kurt Prinslow, President (KP)

Tim Zink, Treasurer (TZ)

Jon Penny, Secretary (JP)

Residents in Attendance:

Joanie Hupp

Barbara Martin

Kathy Holmes

Bonnie Rozean

Jeff Rozean

Others in Attendance:

Frankie White – Clark, White, and Associates

**HOMEOWNERS FORUM**

Kathy Holmes gave an update on campers in the street. She called the City and asked how long are campers allowed to stay in the same location. The City said no more than 24-hours and not 3-days like she had thought. KP said that he had received a message from a planner at the City that the City's Code & Enforcement Department was going to start ramping up enforcement at Three Springs (in the public rights of way), which should address this issue. Kathy also was curious about mosquito spraying – some residents seem for it and others against it. The Board explained that Three Springs is in the Florida Mosquito Control District and the district manages the spraying. The Florida Mosquito Control District is a taxing district and homeowners pay a tax to this district via a mill levy on their property taxes. Questions about mosquito spraying/mitigation can be answered by the district. Their phone number is 970-259-1652.

**APPROVAL OF MINUTES**

KP presented the minutes from the Residential Association Regular Board Meeting held March 15, 2017 and the Residential Association Special Board Meeting held on March 23, 2017. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

## **FINANCIAL REPORT**

Frankie White presented the Financial Report and Accountant's Report for the Residential Association as of 5/31/2017. Bonnie asked about why the Actual expenses for "Administration and Management" was only \$1,273.91 versus the Budget amount of \$30,000. TZ explained that the Board has budgeted this amount in anticipation for bringing on a full-time management company for the association. The board is working on getting a full-time management company in place by the end of the year. Kathy Holmes asked if homeowners could pay their assessments once per year instead of twice. Frankie answered yes. Frankie explained that assessment invoices can be emailed and gave directions.

## **DISCUSSION AND ADOPTION OF A POLICY AND PROCEDURE – ENFORCEMENT OF THE DECLARATION, BYLAWS, OR RULES AND REGULATIONS**

KP presented the Policy and Procedure – Enforcement of the Declaration, Bylaws, or Rules and Regulations. Upon motion duly made by TZ, seconded by JP and unanimously carried, the Board approved the Policy and Procedure – Enforcement of the Declaration, Bylaws, or Rules and Regulations as presented.

## **DISCUSSION AND ADOPTION OF A POLICY AND PROCEDURE REGARDING DISPUTES BETWEEN THE ASSOCIATION AND UNIT OWNERS**

KP presented the Policy and Procedure Regarding Disputes Between the Association and Unit Owners. Upon motion duly made by JP, seconded by TZ and unanimously carried, the Board approved the Policy and Procedure Regarding Disputes Between the Association and Unit Owners as presented.

## **UPDATE ON COMPLIANCE INSPECTIONS AND VIOLATIONS**

Since AREM is no longer the Compliance Manager, the board is taking on this role in the interim until a full-time management company can be engaged later this year. Most violations the board has seen relate to weeds/landscaping, trash cans not properly or timely stored, location of satellite dishes, or A/C units not screened. TZ said it's a little more difficult with how to find the balance or where to draw the line on when to make someone repaint or re-stain. There is a challenge of not being too stringent but also with the goal to keep things looking nice and maintained.

## **ADJOURNMENT**

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

**OPEN FORUM**

Jeff Rozean asked if the Board could give an update on the current and upcoming development activities. KP gave an update on the three new apartment buildings (70-units total) about to start on Lot 160 (northeast corner of Pioneer Avenue). TZ said the new Mexican Restaurant, Taco Boy, located in one of the new apartment buildings, should be open some time in July. JP gave an update on the V1F4 utility and road project located along Confluence Avenue, Primrose Lane, Oxbow Circle, and Sage View Street. There will be 16 new lots located along those roads and should be finished in August. The next phase of the project, which will construct a new road extending Salt Brush Street through the project, just started and will finish in Summer of 2018 delivering 44 new lots.

**NEXT MEETING**

The next scheduled quarterly meeting of the Board of Directors is scheduled for Wednesday, September 20, 2017.

UNAPPROVED  
DRAFT