



THREE SPRINGS RESIDENTIAL ASSOCIATION

SPECIAL MEETING OF THE BOARD OF DIRECTORS

65 Mercado Street, Suite 250

September 5, 2017

9:00am

MEETING MINUTES

ATTENDANCE

Directors in Attendance:

Kurt Prinslow, President (KP)

Tim Zink, Treasurer (TZ)

Jon Penny, Secretary (JP)

Others in Attendance:

Kim Morris, Office Manager, GF Properties Group

1. Consider changes to the Supplemental Declaration for Three Springs Townhomes

The Directors discussed the request by the purchaser of Buena Vida townhomes (nine townhomes) for an amendment to the Supplemental Declaration for Three Springs Townhomes to withdraw these townhomes from the Supplemental Declaration for Three Springs Townhomes. KP made a motion to approve the amendment. JP seconded the motion. TZ abstained due to a Conflict of Interest per the "Three Springs Master Association Policy and Procedure Regarding Conflicts of Interest" adopted on January 31, 2007. The motion was passed and unanimously carried by the disinterested directors.

2. Consider the transfer of the common elements of the townhomes on Buena Vida Ave.

The Directors discussed the transfer of the common elements of the townhomes on Buena Vida Ave. to the purchaser. JP made a motion to approve the transfer. KP seconded the motion. TZ abstained due to a Conflict of Interest per the "Three Springs Master Association Policy and Procedure Regarding Conflicts of Interest" adopted on January 31, 2007. The motion was passed and unanimously carried by the disinterested directors.

3. Conflict of Interest disclosure by Tim Zink concerning Home Occupation Application submitted by Lacey Johnston on April 5, 2017

TZ disclosed that issues have been raised regarding his daughter Lacey Johnston's application for approval of a home occupation. TZ then excused himself from the remainder of the meeting.

KP and JP confirmed that TZ recused himself on March 29, 2017 from reviewing and/or approving Lacey Johnston's Home Occupation Application per the "Three Springs Master Association Policy and Procedure Regarding Conflicts of Interest" adopted on January 31, 2007. The nature of the Conflict of Interest in this case was due to TZ's position as President of the Three Springs Associations Board of Directors at the time and the fact that Lacey Johnston is TZ's daughter.

KP and JP confirmed that Lacey Johnston submitted her Home Occupation Application to the Three Springs Residential Association on April 5, 2017. The application was approved by the disinterested members of the Three Springs Residential Association Board on April 11, 2017.

4. Ratification of Three Springs Residential Association approval of Home Occupation Application on April 11, 2017 (submitted by Lacey Johnston on April 5, 2017 per #3 above)

KP made a motion to formally ratify the approval of Lacey Johnston's Home Occupation Application by the Three Springs Residential Association Board on April 11, 2017. JP seconded the motion. The motion was passed and unanimously carried by the disinterested board members.

ADJOURNMENT

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