



Meeting Minutes – Board of Directors

Status: **Final**

Date: **March 12, 2015**

Call to Order: **President Mahoney called to order at 2:07p.m.**

Attendance: **Board – Mahoney, Mansfield, and Slechta (quorum present)**

Members/guests – Marybeth Tharp, Dennis Townsend (architect)

Minutes: The Minutes of the previous regular meeting of February 10, 2015 have been reviewed.

MOTION: Motion to accept by Slechta, Seconded by Mansfield; motion passed unanimously.

ACTION ITEMS: Clark will post; Slechta will complete signatory card for Citizen's Bank.

Hearing of Home Owners:

- A. Marybeth Tharp rebuttal to the Architectural Committee failure to approve application: The Board provided an opportunity to review the issues. See supplemental notes from Architectural Committee Hearing.
- B. Mervin James plans to construct patio cover. Reviewed photos of the existing back of James residence and existing Nolte/Trainer patio cover (facsimile of the proposed new structure at the James residence). No action taken; additional material including an application for construction of the new patio cover is forthcoming. We need to be careful not to approve engineering or fitness for purpose – our approval is for compliance to the RIE CC&Rs.
- C. Member complaint regarding landscape noncompliance at a specified residence: How do we handle complaints? Do we need a complaint form? Board members are arbitrators and probably should be recused from filing complaint on their own behalf, but might bring forward complaints for members wishing to remain anonymous. Do we send a letter? Previous notice was given about noncompliance for portions of this landscape about 18 months ago; is this a second notice?

Treasurer's Report:

- A. Account Balances: General Fund, \$38,823.59; WWTP, \$281,334; Reserves, \$241,746.43.
- B. Financial Discussion: The Financial Report from Marty Lalanna and the bank statements (which only Oma reads) and how they differ. Other discussion about the format of our reports from Marty.
ACTION ITEMS: Mansfield and Slechta will meet with Lynette to discuss the reporting format; Clark to check on status of an Accts. Rec. letter for overdue accounts; Mansfield to follow up on Small Claims Request for History of Fees and Assessments at RIE: discussion on when and how much the fees and assessments have changed for purposes of reporting to real estate agent's client request for that information before they make an offer? No action at this time other than the general discussion.
- C. Discussion leading to desire to revisit update of CCRs
- D. Discussion on grant search for purposes of solar power at WWTP
ACTION ITEMS: Mansfield will conduct search for grant opportunities

Communications:

- A. Bulletin Board: need to provide copies of bulletin board key to other board members
- B. Tributary: 'Trickle' coming out very soon
- C. Web site:
 - 1. Recent challenges with webmaster: fees, design, other issues
 - 2. Banner image on the initial web page is not our property – need a new image to go along with our new logo

ACTION ITEM: Mansfield will inquire with Sarah Shane about webmaster services.

Committee Reports:

A. Architectural Committee

- 1. Update on Macias plans – Items we required to be corrected have been completed. He wants the 'will serve letter'...discussion on decomposed granite treatment in the common area

ACTION ITEM: Mahoney to prepare a letter to Macias regarding agreement on common area treatments; RIE intends for owner to place dg all the way back and provide minimal irrigation for plants

- 2. Discussion on how to encourage property owners to build better homes than what is allowable in our CC&Rs which seem to emphasize 'lowest limits' thereby setting a low bar for speculators
- 3. Revision of the 2008 Edition of the Architectural Rules

- i. Change application procedures for preliminary approval and fees on minor projects

ACTION ITEMS: Mahoney will take a stab at modifying the Architectural Rules 2008 Ed. and submit to board for review; Mansfield to contact Joan Huffaker to find out why we need 2 sets of plans and what is the style requirement we want to stipulate for new homes (e.g. Mediterranean...)

- ### B. Landscape Committee
- Tracey Daunthahn wants to be on the committee developing trails; weeds by the WWTP (outside the plant/by the Seatrain); Western woodlands irrigation controller modifications – is this a new project we're going to be charged for? Trails on the drawing board (Huffaker/Piper trail; Macias trail; phase 3 trail); cover for mailboxes similar to the bulletin boards; Hwy 190 landscape; Evergreen saucer magnolia trees available (5 trees)

- ### C. Real Estate Group
- Slechta provided updated roster and info; use of website for managing the info; Lynette should also look at the spreadsheet she has created;

D. Social Committee

- 1. Possible event to demonstrate drought tolerant landscaping with a paid consultant presenter
- 2. Possible **Wildplaces** presentation on how to maximize our frontage wilderness

- ### E. Waste Water Treatment Group
- Jan 2, 2015 letter from Derek to the Water Board, ccd to David Berg; need to install a bookcase/shelving (Elfa?) in the equipment room for binders; Lab Analysis bill seems excessive – Oma spoke with Germaine about it...all required by the State of California

Old Business:

- A. Status of letterhead & logo development – reviewed 2 forms of letterhead (blue letters in positive form and in negative form white letters with blue background)
- B. Lighting modifications to entry sign – approved to take place when available; bulb out on one of the west gate fixtures
- C. Status of repairs at the pool
- D. Recognition Box and Notes for David Berg; need to get keys and files from him
- E. Return of pool keys & gate openers when members sell homes or renters change

New Business:

- A. Priorities and projects for 2015 – tough subject; need to get committees and give members marching orders

ACTION ITEM: All board members need to give thought to committees and priorities

- B. Noise reduction for electric motors on lift plant at RICC area

ACTION ITEM: Mahoney to contact RICC about a plan to provide some noise dampening treatment

- C. Microsoft license – need to get one for RIE separate from MT Mahoney's

- D. Need copies of pool keys with stamp 'do not duplicate'

ACTION ITEM: Mahoney to get 10 copies from Porterville Lock & Key

The next regular Board meeting will be Tuesday, April 14, 2015 at 2:00 p.m.

ADJOURNMENT: The Board adjourned at 5:00 p.m.