



Minutes - Board of Director's Meeting

2 PM – Tuesday, September 13, 2016 ✧ LOCATION - 32462 River Island Lane

The meeting was called to order at 2:00 pm. Present: Mahoney, Slechta, Mansfield, Huffaker, James. Tributary editor Kathy Mahoney.

1. Slechta moved and Mansfield seconded to approve minutes. All action items completed.
2. Hearing – Home Owners
 - a. Trash piles accumulating at Tharp residence have been removed.
 - b. Foul odor from faucets was discussed. Concluded that not a board issue. Contact Del Oro.
3. Treasurers report
 - a. Account balances: General: \$ 32,049.00
WWTP : \$ 25,612.53
Reserve: \$325,174.26
 - b. Discussion on past budget Water Dynamics provided Board. Will follow up with Monty about providing HOA with annual WWTP budget.
 - c. Papers have been sent to Fred re: Reserve Study. Waiting to hear back
 - d. Demand letters have been sent to owners in arrears. Debbie's Legal will now send lien letters to those who are delinquent.
4. Communications
 - a. Tributary discussion
 - b. Web site – Slechta will add of list of handy men to website, and will add other items for convenience.
5. Committee Reports
 - a. Architectural committee
 1. Stone Veneer application 32719 Greene Dr. (Wells) was approved
 2. Trash enclosure application 32759 Greene Dr. (Mahoney) was approved
 3. Pergola approved for the Ward/Rigler residence.
 - b. Landscape committee
 1. Dead & dying lawns were reviewed and it was decided that letters will be sent to residents in violation of the required upkeep to the landscape rules as stated in the CC&R's.
 2. Dead & dying trees – adjacent to 32746 Greene (common area adjacent to Bailey) It was decided that the dead trees need to be removed.
 3. lawns fertilized last month
 - c. Real estate group
 1. Sales pending – home on Lot 11 Phase II (Macias)
 2. New listing – 32727 Greene (Vasquez/Edwards)
 3. Update Real Estate List (Slechta)

- d. Pool group
 - 1. Fencing around gate at pool. Bartlett will do repairs in October. Fencing will be done at the same time. Want all repairs done before May and re-opening of pool. Mahoney thought a cactus should be planted next to gate to prevent people from climbing over fence for pool access. Will also permanently fill in spa.
- e. Social committee
 - 1. Fall event: Halloween at West Gate
- f. Waste Water Treatment group: Discussion on sewer line cleanout. Recommended by Water Dynamics. Need an estimate. To be done before or after installation of screen?
- 6. Old Business
 - a. Fence projects – West Gate removal of old posts. Mike has contacted young men to do the work.
 - b. Gate report review: Kathy will e-mail to ask for new gate codes to be reissued for residents that have given their codes out to a lot of people. Discussed instances where a teenager was waiting at the pool for someone who is not a resident.
- 7. New Business
 - a. Agreed that distribution of agendas and minutes via email as a means of increasing interest and alerting all in community of Board Action.
 - b. Set next regular board meeting for 2:00 PM, Tuesday, October 11, 2016;
- 8. Adjourned at 4:00 pm.