



**Board of Director's Meeting - FINAL**

2 PM – Tuesday, October 11, 2016 ✧ LOCATION - 32462 River Island Lane

1. Called to order at 2:00. Mahoney, Slechta, Mansfield, Huffaker in attendance along with Tributary editor Kathy Mahoney and resident Pat Piper.
2. The minutes from the previous meeting were accepted. Review of Action Items completed.  
**ACTION ITEM:** Mike will contact Hirani re: dying shrubs and grass.
3. Hearing – Home Owners
  - a. Post & rail fence project (Ward/Rigler) was approved.
  - b. Gate code access issues (Slechta) were reviewed and discussed. Kathy will contact residents to change codes.
  - c. Dollar General meeting (County Planning Commission) was discussed.
  - d. Marybeth Tharp's request to paint door and shed was approved.
4. Treasurers report
  - a. Account balances:

General fund:	\$45,599.28
WWTP:	\$33,191.76
Reserve:	\$310,065.26
  - b. WWTP discussion on budget line items. Agreed that a meeting is needed with Monty regarding annual budget.
  - c. Reserve Study: **ACTION ITEM:** Oma will contact Fred re: dates
  - d. **ACTION ITEM:** Mike will contact Debbie's Legal re: delinquent accounts
  - e. Marty Watkins has contacted re: insurance quote. **ACTION ITEM:** Mervin will contact Marty Watkins re: insurance
5. Communications
  - a. Tributary – status discussion; No report
  - b. Web site – update website Issues (Slechta) Slechta suggested getting new contact information from all owners and residents.
6. Committee Reports
  - a. Architectural committee
    1. Lot cleanup (Lot 10 Phase II)
  - b. Landscape committee
    1. Olive fruit removal. Joan moved and Oma seconded to pay \$300 to olive pickers.
    2. Landscape maintenance contract. Discussion on meeting with Butch in Nov/Dec for contract renewal.
  - c. Real estate group
    1. Sale of home (Lot 11 Phase II/Macias)
    2. New rental tenant (River Is Ln)
  - d. Pool group
    1. Pool is closed for swimming until May. All pool repairs to be completed by May.

**ACTION ITEM:** Mike will contact Chiapa about fencing of the pool.

e. Social committee

1. Halloween event at West Gate (flyer)

f. Waste Water Treatment group

1. Proposed sewer line cleanout project discussion. Mike had a discussion with Jim Winton the engineer of sewer lines. He felt the cleanout is not necessary. Discussion continued. **ACTION ITEM:** Mike will contact Monty re: budget meeting and proposal for cleanout.

2. Approved screen filter installation project discussion

7. Old Business

a. Fence projects – West Gate removal of old posts and slack lock mechanism;

b. Gate report review

8. New Business

a. WWTP projects

b. Set next regular board meeting for 2:00 PM, Tuesday, November 8, 2016;

9. Meeting adjourned at 4:10