



Minutes- Board of Director's Meeting

2 PM – Tuesday, November 8, 2016 ✧ LOCATION - 32462 River Island Lane

1. Called to order at 2:03. Directors, Mahoney, Slechta, James, Huffaker in attendance. Mansfield absent. Residents: Horace Wells, Jean Bailey, Gary Johnson, John Adams
2. Minutes from the October 11 ,2016 meeting were approved.
3. Hearing – Home Owners
 - a. Laundry line exposed in open garage (Berg); b. Tree removal request (Berg) was approved.; c. Dollar General meeting (County Planning Commission); d. Open House/Gate Open – future requests. Agreed to leave policy as it stands.
4. Treasurers report
 - a. Account balances/financial discussion - General Account \$42,165.78; WWTP Account \$30,534.30; Reserve Account \$315,301.93;
 - b. WWTP budget
 - c. Budget/Reserve follow-up; We are not like any other HOA because of the WWTP.
 - d. Demand Letters discussion; Taking delinquent accounts to small claims
 - e. Insurance quote: Marty Watkins 209/401-5605. Mervin will handle.
5. Communications
 - a. Tributary – status discussion;
 - b. Web site – update website Issues (Slechta)
6. Committee Reports
 - a. Architectural committee
 - 1.
 - b. Landscape committee
 1. maintenance contract discussion (Butch Shuman attending). Discussed at length proposed contract by Shuman. 2 days with 4 people. Big increase in cost. Discussed options to lower price. Further discussion to be held by board at later date.
 2. Looking at other vendors.
 - c. Real estate group
 1. Sale of home (Lot 7 Ph. II/Konda); newly offered for sale (Lot 16 Ph. II/ McDermott)
 - d. Pool group
 1. Pool closed sign; Pool repair project schedule will begin in November. Fencing project to begin next week.
 - e. Social committee
 1. Recap Halloween event was a huge success.; 2. Golf Cart Christmas Parade concept to be headed by Horace Well and Kathy Slechta
 - f. Waste Water Treatment group
 1. Proposed sewer line cleanout project discussion. Jim Winton said was not necessary
 2. Approved screen filter installation project will begin after 1st of year.
7. Old Business

- a. Gate report review - gate code access and personal contact information;
 - b. WWTP projects
- 8. New Business
 - a. Begin preparations for Annual Meeting
 - b. Set next regular board meeting for Wednesday, December 7, 2016 (need to set date);
- 9. Adjournment