



Minutes - Board of Director's Meeting

2 PM – Tuesday, March 14, 2017 ☼ LOCATION - 32462 River Island Lane

1. Call to Order, roll call

The meeting was called at 2:00 pm by President Michael Mahoney. Present: Slechta, Mansfield, James, Mahoney. Huffaker absent.

2. Review Minutes & Action Items

The minutes from the February meeting were approved as sent. No Action Items were outstanding.

3. Hearing – Home Owners

- a. Play equipment storage – (ongoing Rules & Regs violation at 32753 Greene Drive) board recommends that a second letter noticing the violation be sent and a hearing be set for executive session at the April board meeting...**Action Item** (J Huffaker);
- b. Vehicle storage (ongoing Rules & Regs violation at 32753 Greene Drive) board recommends that a second letter noticing the violation be sent and a hearing be set for executive session at the April board meeting – this is a separate violation from a., above;
- c. Unsightly articles – (complaint regarding tattered flag at 32424 River Island Lane) board member will have a conversation with resident...**Action Item** (M James);
- d. Cart Party at residence – request new Social Committee (to be appointed asap) to follow up...**Action Item** (M Mahoney);
- e. Possibility for purchase of parts of Phase III – request board to consider sale of portions of Phase III to abutting property owners was considered and board declined to act now;
- f. Trash day? Which cans when – question arose asking if there is some way to ensure that residents are aware of Waste Management pick up schedule...**Action Item** (K Slechta) Waste Management pick-up schedule will be posted on the website;
- g. Open house for gallery exhibit – okay if formal request submitted and limited to an occasional activity (like pool party request and real estate open house request);

4. Treasurers report

- a. Account balances/financial discussion - General Account \$37,044.22; WWTP Account \$34,864.42; Reserve Account \$329,293.68;
- b. Small Claims Court discussion – rescheduled from Friday, March 10 at 1pm in Visalia to Friday, May 19 at 1pm in Porterville;

5. Communications

- a. Tributary – request adding regular notice regarding ‘trash pick-up’ information in the newsletter; b. Web site – request adding regular notice regarding ‘trash pick-up’ information in the newsletter;

6. Committee Reports

- a. Architectural committee
 1. Lighting Queen Palms – (32719 Greene Dr.) project approved by the board of directors ...**Action Item** (M Mahoney);

2. Landscape treatment modification concept – (32937 Riverside Dr.) project needs to be submitted on RIE form...**Action Item** (O Mansfield);
- b. Landscape committee
 1. New gate equipment – determined there is a need to define what new equipment is required (electronic components, housing, other?)...**Action Item** (K Slechta) ask Kurt for input regarding what is needed; There was an unauthorized gate opening last week that left the main gate open and exit gate equipment maladjusted...**Action Item** (J Huffaker) draft a letter to resident (32566 Montgomery Dr.) to inform them about proper protocol...**Action Item** (K Slechta) inquire with Kurt about securing gate equipment (perhaps placing locks on the housing, etc.);
 2. Review Correcting Contract to Actual costs – determined that we need to revise the contract with Silva to reflect the correct fee for services and have both parties re-sign the document...**Action Item** (M Mahoney) discuss with Roberto;
 3. Tree trimming discussion – determined that we need to monitor the status of tree health and schedule tree trimming accordingly; a question was raised regarding having Silva prune palm trees...**Action Item** (M Mahoney) discuss tree trimming (additional landscape maintenance service) with Roberto;
- c. Real estate group
 1. Rentals available in Community – updated listing (no new discussion);
- d. Pool group
 1. Drain replacement challenge (no new discussion);
- e. Social committee
 1. Spring event at pool – preliminary discussion included the need to re appoint Committee Members for 2017 (committees serve annual terms and then need to be reappointed, if needed)...**Action Item** (M Mahoney) speak to Vickie Brown, Horace Wells and Carmen Freeland about serving on the 2017 social committee;
- f. Waste Water Treatment group
 1. Current Invoices discussion – hopeful that there will be better coordination of invoices and services in the future;
 2. current project discussion...**Action Item** (M Mahoney) contact Monty regarding the status of the screen project;
 3. proposal discussions – no new proposals at this time;
7. **Old Business**
 - a. Repair of Main Gate potholes – big thanks Mervin for taking on this repair project!!
 - b. Gate report review - gate code access and personal contact information;
 - c. Property Manager discussion (Epicenter proposal) – reviewed the matrix for services and determined that we would be in favor of initiating the services if the price is right; moved to have them provide a new proposal...**Action Item** (M Mahoney) make contact;
8. **New Business**
 - a. Election of officers – motion moved, seconded and unanimous to continue 2016 officers for 2017;
 - b. Liaison with River Island Country Club – Mervin James will represent RIE with RICC
 - c. Set next regular board meeting for April 11, 2017;
9. **Adjournment** at 4:30pm