



Minutes- Board of Director's Meeting

2 PM – Tuesday, October 10, 2017 ☼ LOCATION - 32462 River Island Lane

1. **Call to Order** at 2:00 pm, by President Mahoney. All board members were present, but Mervin James. Kathy Mahoney, Epicenter Management Rita Franco, Residents: Jean Bailey and Gary Johnson
2. **Review Minutes & Action Items from September 13, 2016 Board Meeting:** Kathy stated there were some corrections and she discussed those corrections with Rita. Rita updated the minutes. No additional revisions were needed. Joan motioned to approve the minutes and Kathy S. seconded the motion. Minutes from the September minutes were accepted.
3. **Hearing – Home Owners**
 - a. Mike added an item. He shared with the board that a resident wasn't doing well.
 - b. Irrigation issues: The board discussed an invoice a resident sent to the board. The resident replaced his irrigation system and feels the HOA is responsible for it. The board reviewed the CC&Rs and residents are responsible for these types of expenses.
 - c. Phase III inquiry: Mike discussed a letter he received asking about the Marketing Plans for Phase III. The board would like to discuss the inquiry with the resident. Mike to invite resident to the next board meeting to express his interest.
 - d. Sheriff Call-out on disturbance on Montgomery Dr. There have been several incidences of loud fights and several residents have concerns. The board discussed that even though we have made several attempts to get information from the occupants they have not returned the gate form. Rita to write a letter and send via certificated mail. Joan will follow up with the realtor to get more information on the resident/owner. Rita to forward the address to Joan.
4. **Treasurers report**
 - a. **Account balances & financial discussion: General Account: \$57,396.47, WWTP Account: \$36,149.11, Reserve Account: \$361,899.68**
 - b. Discussion: Oma stated that the budget needs to be ready by the end of the year and Annual Meeting. Kathy mentioned that the landscape Contractor's contract is up for renewal. Oma would like to get a projected amount to add to the budget.
5. **Communications**
 - a. Tributary – status discussion: Kathy M. wanted to know why her newsletter was changed without her consent. Both Kathy and Rita mentioned that it was not intentional. Won't happen again.
 - b. Web site – no issues or update
6. **Committee Reports**
 - a. **Epicenter Summary Report**
 1. Gate Code Summary: Kathy and Rita are still working on getting the program transferred to Rita's computer, but there are still some issues. Kathy also has talked to Kurt, and he recommends we update the gate program. She also wants to know if we

should send all residents a gate code usage report to make sure it's not being used by someone else. Based on the report, it's been discovered that Fresno Bee has been using the wrong code. Joan will try to talk to the delivery person and give them the correct code. Rita to draft a letter to residents with gate code usage report.

b. Architectural Committee

1. Proposed New Construction – Lot 10; Phase II Riverside Drive: No follow up from Macias since Mike responded back to them regarding their letter about the construction proposal.

c. Landscape Committee

1. Seasonal over-seeding of lawns (temporary negative consequence perception): Roberto to cut down grass and overseed the grass for the season. Some residents might not want the overseeding and they need to let Roberto know. Roberto has challenges. Mike will talk to Roberto to provide a list of problems or items that need to be addressed. The board will review the list and work with the resident(s) to get it resolved.

2. Irrigation Controller challenges reported by contractor: Roberto needs access to the box to be able to change the watering time.

3. Added Item: Modification to the Phase III common area. We need to create a walk way with rock. Mike will contact Vollmer to see what can be done.

d. Liaison with River Island Country Club: Nothing new to report

e. Real Estate Group

1. Discussion Montgomery Drive property: See 3 (d) for discussion

f. Pool Group

1. Seasonal closure discussion: Pool is closed till May. Mike will put the sign out and put umbrellas away

g. Social Committee

1. Halloween event in October: Vickie and Horace have volunteered to chair the event. There's a meeting tomorrow 10/10th at Vickie's. Horace to get Kathy a flyer.

h. Waste Water Treatment group

1. Current Invoices Discussion-Rita has created a spreadsheet to track invoices, but Kathy would like to have the different services match the budget. She will work with Rita to get that fixed.

2. Current Quotes Discussion- Mike talked to Darrell's Air Conditioning; there was a cost of \$95 to diagnosis the air conditioning unit. Darrell's Air Conditioning also checked the vents and in his opinion, it just needs to be clean. Mike said Jack can do it. Joan made a motion to have Jack do it and Oma seconded.

3. Current Project Discussions: Oma had a question about the diesel for the generator. It needs to get fueled and serviced. Mike will contact Morris Tharp (E.M Tharp) to service the generator.

7. Old Business-

a. Repair to emergency gate at Riverside Dr. Cul-de-sac: Not done yet, but Mike will contact Chiapas.

b. Plumber Contacted: Oma to contact the Plumber to take care of the minor repairs needed in the lady's restroom. Repairs to be done before the pool reopens. Board discussed a plan to have simple repairs/maintenance taken care of before it becomes a major repair.

8. New Business-

a. Request for information from Water Dynamics re: Water Board Permit: A letter needs to be drafted to Terry Treece regarding the Parcel number, track ID number, address and FED ID number. Terry would have to write the letter and sign. Mike to contact Terry Treece about the letter.

b. Discussion on best ways to preserve major repairs until we have time to review/resolve them: See 7 (b) for discussion

c. Discussion on irregular disabling gate code; send owners summary of use of their code: See 6 (1) for discussion

d. Annual Meeting 2018: Discussion for scheduling Annual Meeting. The meeting will be on March 4, 2018.

e. Annual Budget: Budget to be done by the end of the year. Oma will be working on it.

f. Set next regular board meeting: November 14, 2017

9. Adjournment: Oma motioned to adjourn the meeting, Joan seconded the motion.

Meeting adjourned at 4:00pm

Questions or Comments, please contact:

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