



Agenda - Board of Director's Meeting

2 PM – Tuesday, August 13, 2019 ☼ LOCATION - 32462 River Island Lane

1. Call to Order, roll call
2. Review Minutes & Action Items from July 09, 2019 Board Meeting
3. Hearing – Home Owners
 - a. Landscape maintenance inquiry from 32614 Greene Drive (Thresa Stump rental);
 - b. Street sweeping trial – comments from members, board discussion;
4. Treasurers report
 - a. Account balances GENERAL ACCOUNT = \$35,916.75; WWTP ACCOUNT = \$26,558.15; RESERVE ACCOUNT = \$422,988.15
 - b. Notes from Marty Lalanne's office: Administrative Support is higher than normal (Gate Reports, Resident Violations); additional \$475 fee Reserve Study due to 'Full 2019 Reserve Study'; \$2,000 payment for WWTP AC unit (Reserve Account);
 - c. Discussion on Allan Bailey meeting for Accounts Receivable/Collections;
 - d. Budget discussion – prepare for end of year disclosure
5. Epicenter Communications
 - a. Letters sent/received
 - b. Dropbox function
 - c. Website
6. Committee Reports
 - a. **Architectural committee**
 1. Inquiry from 32500 River Island Ln (new resident Matt Macias);
 2. Request from 32791 Riverside Dr. (add wrought iron fence)
 3. Request from 32768 Greene Dr. (Pear Tree removal)
 4. QK Invoice: Survey common area
 - b. **Landscape committee**
 1. SC Edison request for permission to remove palm;
 2. Vollmer weed removal Phase III
 - c. **Real estate group**
 1. Lot 63 Ph I closed escrow – it is now legally common area
 2. SOLD Properties: Paula Lange's House; Tony Martinez' Lot
 - d. **Pool group**
 1. Challenges with Cornerstone; 2. Consider use of air hand dryers in restrooms; 3. New key box;
 - e. **Social committee**
 1. Consider liaison with RICC;
 - f. **Waste Water Treatment group**
 1. New AC performance;
 - g. **Gate group**
 1. Potholes at main gate need attention again;
 - h. **Tributary Newsletter**
7. Old Business
 - a. Update on new signage project; b. update on paving project;
8. New Business
 - a. Plans for 2019 Reserve Study; b. Set next regular board meeting September 10, 2019
9. Adjournment