



FINAL Minutes - Board of Director's Meeting

2 PM – Tuesday, January 9, 2018 ☼ LOCATION - 32462 River Island Lane

1. **Call to Order** at 2:05 by President Mahoney. All board members present; Epicenter Management Rita Franco and Tributary editor Kathy Mahoney. Resident Joan Bailey was present.
2. **Review Minutes & Action Items** from December 12, 2017 Board Meeting. Joan made a motion to approve the minutes, Oma seconded. The minutes for the December meeting were approved. All action items were completed.
3. **Hearing – Home Owners**
 - a. **Violations:** Joan shared with the board that the house on Montgomery Dr. has several violations and a letter needs to be send to the owner to address the issues. Parking violation and trash around the lawn. **Rita will follow up with a letter.**
 - b. **Irrigation issues:** After much discussion it was agreed that homeowners are responsible for any irrigation problems they might have. Reference to CC&R's.
 - c. **Parking issue on River Island Lane:** There are two blue cars that are always parked on the guest parking or street and it needs to be addressed. **Rita to write a letter to homeowner regarding the violation**
 - d. **Diseased tree removal request:** Mike shared with the board that an oak tree has declined. It needs to be removed. Mike will coordinate with Vollmer to have rocks placed in the area where trees are removed.
 - e. **Lot line adjustment request (Mahoney):** Mike shared with the board that he will start to build on his lots but needs to have the lot line adjusted. The board approved the line adjustment.
4. **Treasurers report**
 - a. **Account balances/financial discussion** – General Account \$60,823, WWTP Account \$17,200, Reserve Account \$358,344
 - b. Budget Discussion: Oma shared with the board she still needs to talk to the CPA to get an understanding why the balances off. General Account seems too high and WWTP Account looks too low.
5. **Communications**
 - a. **Tributary:** Kathy M. to add 3rd Phase dry land project, Gate upgrade and the new changes/improvement around the community.
 - b. **Web site:** Kathy S. and Rita to go over the website to make sure all links and forms are updated with the most recent forms.
6. **Committee Reports**
 - a. **Epicenter Summary Report**
 1. Annual Meeting Packet: Rita provided the board with a sample of last year's packet for review. **Rita to make all copies and CPA will mail out.**
 - b. **Architectural committee**
 1. New project on Riverside Drive underway: Since work is getting started we need to keep make sure all trash is deposited of properly.
 - c. **Landscape committee**
 1. **Discussion- Sprinkler issues with various residences:** Rita informed the board Roberto gave a list of several irrigation problems in the community. **Rita will mail a letter to residents informing them of the issue. Mike will follow up with Roberto to see if he could fix the irrigation box in the Common Area**

2. **Discussion- Vendors for varmint control:** There has been an increase of gopher's holes and its becoming a problem. **Oma will contact a vendor to see what will be the best way to treat this problem without harming other animals.**

d. **Liaison with River Island Country Club:** They have been informed of the Annual Meeting

e. **Real estate group**

1. **Houses for sale: GOOD NEWS!** The Tracy's home sold for the asking price. We need to make sure we get the new owners information.

2. **Rent:** Rita to contact Christy Costa to make sure all new renters' information is forwarded to the board.

f. **Pool group**

1. Additional roof damage in cabana discovered: Mike shared with the board that some roof damage was discovered. The damage was caused by the excessive moisture in the ceiling. Oma will talk with Charlie Jeanes to see if he can repair the roof.

2. New fence around the pool area: Chiapa Welding to start work tomorrow January 10th.

g. **Social committee**

1. Annual Meeting coming in March: As a reminder Annual Meeting is Sunday, March 4, 2018 at 2pm.

2. Spring event in May: A social committee needs to be set. The board will support the event, but will not plan the event. Maybe a committee can be set up during the Annual Meeting

h. **Waste Water Treatment group**

1. Follow up on ventilation repair-Done

2. WWTP State Annual Report: Kathy shared with the board the State Invoice for \$8500 for the annual WWTP Report. Kathy advised all board members to read the report to answer any questions they may have about the report.

3. Invoices discussion: Kathy shared with the board that Water Dynamics is still not providing itemized invoices. Makes it difficult to keep record of what is being done.

4. Quotes discussion: None

5. Project discussions: None

7. **Old Business**

a. **Gate and proposed security modifications:** Mike and Kathy S. meet with Kurt of Sequoia Doors regarding the gate program update. Biggest change with the upgrade is that it will run on a SIM card, similar to how your cell phone works. The program itself will be able to be accessible by a cloud system. This will make it easier for Rita to work on the program. Remote opener will be provided to each household. **Kathy will follow up with Kurt regarding the cost for the gate openers.** Kathy is hoping to get it done by the end of the month.

b. **Pool gate and fence modifications:** Discussion See f-1

c. **Repair to emergency gate at Riverside Dr. cul-de-sac:** There was an issue over the weekend when the ambulance was not able to entry using the Yelp. Not sure what the problem was.

d. **Phase 3 leveling project:** Vollmer will start when the land dries.

8. **New Business**

a. **Annual Meeting:** March 4, 2018 at 2pm in the Country Club

b. **Set next regular board meeting:** Tuesday, February 13, 2018

9. **Adjournment-** Joan moved to adjourn meeting; Mervin seconded. Meeting adjourned at 3:45pm