



Minutes - Board of Director's Meeting

2 PM – Tuesday, February 12, 2019 ☼ LOCATION - 32462 River Island Lane

1. **Call to Order:** at 2:03 pm by President Michael Mahoney. Board members present, Kathy Slechta, Jean Bailey, Joan Huffaker, Oma Mansfield, Tributary Editor Kathy Mahoney, Epicenter Management Rita Franco and homeowner Pat Piper.
2. **Review Minutes & Action Items:** Kathy moved to approve January's minutes; Joan seconded. Minutes were approved as sent. Board members reviewed January's action items, all items were completed.
3. **Review of 2019 Annual Meeting:**
 1. **Guest Speaker and Topic Review:** The board members discussed the guest speaker and the topic discussed at the meeting. Michael would have liked for the guest speaker to share more information pertaining to homeowners. But overall the board members felt the presentation was informative.
 2. **2019 Goals & Projects:** Board Members agreed to hold off until after the board directors have been established.
4. **Election of Corporate Officers by the Board of Directors:**
 1. **Election Applications:** Since no applications were received to fill the vacant board of director positions, the members discussed about reaching out to residents to see if someone might be interested in serving on the board. **ACTION ITEM:** Michael M. will reach out to residents.
 2. **New Officers and Positions:**

President: Michael Mahoney
Vice President: Joan Huffaker
Treasurer: Kathy Slechta
Secretary: Jean Bailey
Member at Large: Vacant

With the new officers, Oma Mansfield will need to be removed from the signatory at the bank and Joan Huffaker needs to be added. **ACTION ITEM:** Kathy will contact the bank to change the signatory person.
5. **Hearing – Home Owners**
 - a. **Homeowner guest:** a formal complaint was submitted by a resident regarding a rental property and the deterioration of the wood trim. The board member discussed the complaint and agreed to send a violation letter to the owner. **ACTION ITEM:** Rita to send a violation letter to the owner and the property management company.
 - b. **Architectural Application:** The application cannot approve because the property has not closed escrow yet and the current property owner is in default with the monthly dues. The members would also like to invite the new owner to discuss the application. **ACTION ITEM:** Rita to reach out to the potential new owner and inform him of the boards decision and invite the owner to the board meeting March 12th. Rita to contact current owner regarding trash around the property.

4. Treasurers report

a. **Account balances/financial discussion:** General Account \$23,385.40 WWTP Account \$27,431.30 Reserve Account \$419,372.50

b. **Notes from Marty Lallanne's office:** No Notes, but the board members discussed the services provided from the CPA office. The board would like to know if they are able to send out the past due letters. **ACTION ITEM:** Kathy will follow up with the CPA office.

5. Communications

a. Epicenter Management:

1. **Resident Letters:** Member discussed the removal of a tree on River Island Lane. The roots and stump must to be removed. **ACTION ITEM:** Rita to draft letter to resident. Send to Michael for review.

2. **Dropbox:** No updates

b. **Tributary:** Add information about some rules and regs and the Cinco de Mayo Potluck.

c. **Website:** There are still some issues when posting pictures. Kathy and Rita will continue to work together to get it resolved.

6. Committee Reports

a. Architectural committee

1. See 5(b) for discussion

b. Landscape committee

1. **Tree Trimming Contractors:** The vendor will come out to complete the work once the land dries up.

c. Real estate group:

1. **For Sale Listing:** A new property has been listed. Currently there are 3 properties listed.

d. Pool group

1. **Pool hours:** The hours will be changed in May to the summer hours. The board will discuss if the hours need to be extended in April's meeting.

e. Social committee

1. **Cinco de Mayo Potluck:** Rita shared with the members that Priscilla told her she will coordinate the Cinco de Mayo Potluck.

f. Waste Water Treatment group:

1. **Project & Proposal Discussions:** No Discussion

g. **Gate Group:** The board members discuss that the YELP function at the gate might not be working. **ACTION ITEM:** Rita to reach out to Kurt regarding the YELP function.

7. Old Business

a.

8. New Business

a. **Set next regular board meeting:** Tuesday, March 12, 2019

9. **Adjournment-** Oma moved to adjourn meeting; Jean seconded. Meeting adjourned at 4:01 pm