



Minutes – Board of Director’s Meeting

2 PM – Tuesday, April 9, 2019 ☼ LOCATION – 32462 River Island Lane

1. Meeting call to order at 1:59 pm by President Mahoney. All board members were present; Epicenter Mgmt: Rita Franco; Tributary editor: Kathy Mahoney. Residents: Romy Pokard and her husband Randy were present.
2. Review Minutes & Action Items from March 12, 2019 board meeting. Joan moved to approve the minutes as is and Jean seconded. The minutes from the March meeting were accepted. March’s Action items were reviewed. Few action items have been carried over to this month’s action items.
3. **Hearing – Homeowners**
 - a. Repeated Violation hearing- Residents were invited to attend the board meeting due to the repeated parking violation. The directors and the residents discussed the violation. The resident explained the vehicle is broken and can’t be moved. Board member James Rigler has volunteered to assist the resident to reach a solution. The violation needs to be corrected within the next 15 days. If violation has not been corrected by April 24th a fine of \$200 will be levied.
 - b. Recreation and other unauthorized use of vacant lots- a resident reached out to President Mahoney over the weekend because several people were playing baseball on a vacant lot. Vacant lots are private property and it can be dangerous. **ACTION ITEM:** Rita send an email blast with message about vacant lots, common area and pool hours changing.
 - c. Architectural Application: The board reviewed an application that was submitted to have a tree removed. The tree roots have caused some damaged to the driveway. The board approved the removal, but resident must plant another tree somewhere else on the property or in the community. **ACTION ITEM:** Rita to follow up with the resident.
4. **Treasurers Report**
 - a. Bank Account Balances: General Account: \$38,547.81; WWTP ACCOUNT: \$22,045.91; RESERVE ACCOUNT: \$424,859.31
 - b. Notes from Marty Lalanne’s Office: The board discussed the notes from Lalanne’s office and explained why some invoices were a bit high in March due to the extra work on the weed control project and Annual Meeting.
5. **Epicenter Communications**
 - a. Letters:
 1. Parking violations- Rita continues to send out letters and leaving parking citations.
 2. Landscape violation- Rita gets weekly landscape reports from Roberto and she will follow up with the resident informing them of the issue. **ACTION ITEMS:** Write a letter to Olenberger regarding the irrigation box.
 3. Violation follow up: **ACTION ITEM:** Rita to follow up with non-compliance violations
 - b. Dropbox Function: **ACTION ITEM:** Rita to email dropbox link to Jean Bailey and new board member J Rigler.

- c. Website: Kathy informed the members that OACY's will be updating the website as needed. The fee will be \$40 per hour.

6. Committee Reports

- a. Report of Period Inspection: No update
- b. Landscape:
 - 1. Follow-up on completion of tree trimming: Mike has received several complaints about the tree work that was completed. Some residents were unhappy with the work.
 - 2. Introduce "Wrong Tree Wrong Space" Campaign: Mike shared with the board an idea he had about for the community. Trees were planted in the wrong place and have caused damaged in the community and many residents have requested to have trees removed. The campaign will request residents to replace a tree when one is removed. Since the idea is new, more discussion is needed. **ACTION ITEM:** Mike to write up a plan for the campaign.
 - 3. Mulching with palm chipping to suppress thistle on common area slope: Mike shared with the board that the tree trimmings will be turned to mulch to help with the weed growth in the slope.
- c. Real Estate Group: No update
- d. Pool Group:
 - 1. Opening day: The pool will open on May 1st. **ACTION ITEM:** Rita to change the pool hours. **ACTION ITEM:** Rita to reach out the Pool Committee to see if they can help with cleaning and getting ready for the Cinco de Mayo event. **ACTION ITEM:** Mike to reach out to Jack McArthur to coordinator work that needs to be done at the pool. **ACTION ITEM:** Rita to contact Cornerstone about the pump.
- e. Social Committee:
 - 1. Committee: Priscilla Mallory and Sayoko Johnson are co-chairs for the committee. Priscilla organizes the event and Sayoko will help her.
 - 2. Cinco de Mayo Event: Rita has sent out an email blast to all residents. **ACTION ITEM:** Kathy to follow up with Tony about a donation for the event.
- f. Waste Water Treatment Group:
 - 1. Projects & Proposal Discussions: Kathy shared with the board that during her last visit to the plant she thought it would be a good idea to maybe get a keypad for security purposed but also to make sure whose coming and going from the plant. J shared with the board about his program called simplesafe because it also has video cameras. More discussion is needed.
- g. Gate Group: **ACTION ITEM:** Rita to assign a new gate code to Jim Holly.
- h. Tributary Newsletter: Add information about the Cinco de Mayo event, vacant lots and common area.

7. Old Business

- a. Follow up with HOA lawyer: Mike has maintained a line of communication with the HOA attorney to get assistance when needed. **ACTION ITEM:** Mike to reach out to the attorney to get guidance with repeated violations and past due account. When do we go to court? **ACTION ITEM:** Rita to send out letters to past due accounts.

8. New Business

- a. Street Cracks: ***ACTION ITEM:*** Joan to contact the vendor to get a quote to repair the street
 - b. Next Regular Board Meeting: Tuesday, May 14, 2019
9. Adjournment: Joan moved to adjourn the meeting; Jean seconded. Meeting adjourned at 4:15pm

Questions and/or comments
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