



Minutes – Board of Director’s Meeting

2 PM – Tuesday, May 14, 2019 ☼ LOCATION – 32462 River Island Lane

1. Meeting call to order at 1:57pm by President Mahoney. All board members were present; Epicenter Mgmt: Rita Franco; Tributary editor: Kathy Mahoney. Residents: Jane Drumright, Eugene Estes and Charles Huffaker
2. Review Minutes & Action Items from April 9, 2019 board meeting. Joan moved to approve the minutes as is and Jean seconded. The minutes from the April meeting were accepted. April’s Action items were reviewed. Few action items have been carried over to this month’s action items.
3. **Hearing – Homeowners**
 - a. Architectural Application Approval Needed: 32459 River Island- Update trash enclosure with plastic latus: Approved
 - b. Architectural Application Approval Needed: 32693 Greene Dr.- To plant a tree: Approved with a recommendation for an Olive Tree to be planted. **ACTION ITEM:** Rita to send resident the board’s decision.
 - c. Architectural Application Approval Needed: 32768 Greene Dr. – Updated Patio’s pergola. The application is approved with a stipulation, needs to make sure the Redwood Tree continues to thrive.
 - d. Resident Feedback regarding tree removal in common area- Mr. Estes shared with the board of directors that he was very upset about the tree that was removed close to his backyard. He felt he needed to be notified about the removal. Rita did send out a letter to him, but to his Springville address. Mr. Estes never got the letter. President Mahoney shared that a replacement tree will soon be planted and invited Mr. Estes to be part of our Tree Committee he is working on, to mainstream the process and set forth rules and guidelines regarding tree removal.
 - e. Resident’s concern about weed killer- Jane Drumright voiced her concern about how the gardeners are doing some sort of chemical mix on her drive-way and it might be running off to the water drain and it might be killing her tree. **ACTION ITEM:** President Mahoney to talk to Roberto regarding the concern. She’s also concerned about the pine tree next to her house, the branches are hanging low. President Mahoney said she can find someone to do the trimming for her. **ACTION ITEM:** Rita to email the list of vendors. She also voiced her concern about the cigarette buds she sees around the common area next to her house there is a lot of dry brush and could cause a fire. Tributary Editor to add to this month’s newsletter.
4. **Treasurers Report**
 - a. Bank Account Balances: General Account: \$38,608.71; WWTP ACCOUNT: \$21,881.72; RESERVE ACCOUNT: \$430,180.01
 - b. Notes from Marty Lalanne’s Office: Discussion about the latest Water Dynamics invoice. It needs to come out of the reserve account, because it was a replacement of a pipe and sensor repair.

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.
 3. Violation follow up: **ACTION ITEM:** Rita to follow up with non-compliance violations; property: 32623 Greene Dr. and follow up with Chris Smith. A second letter needs to be sent.
- b. Dropbox Function: Some directors are still not using the dropbox function. Some don't know how to use it.
- c. Website: No discussion

6. Committee Reports

- a. Report of Period Inspection: No update
- b. Landscape:
 1. Lawn Irrigation issues & remedies for noncompliance: Rita will continue to follow up with the resident based on Roberto's weekly report. Documentation on follow up need to be noted. Second warning need to be followed up with a letter.
 2. Challenges associated with weed abatement: The unusual rain has caused the weed to grow at a rapid rate. Discussion that maybe it might be too much for Roberto to keep up or maybe not. Maybe someone else needs to be hired to take care of the problem. **ACTION ITEM:** President Mahoney will talk with Roberto to see if he has some ideas how to handle the weed problem.
 3. Excess irrigation water from the abutting ranch onto Phase III: Some of the water from the rooster farm is running into phase III and it's causing weeds to grow. **ACTION ITEM:** J to talk with his contact at Pleasant Valley.
 4. Solar Lights in grass: The solar lights are interfering with the lawn work that needs to be done. Residents need to remove.
 5. Kathy has created some door hanger for Roberto to place in residents' properties with reason why the mowing was not done.
- c. **Real estate Group:** Rita informed the board two new tenants have come by the office to get gate codes and filled out the gate access form.
- d. Pool Group:
 1. Cornerstone to dispose Filtration material: Trash and/or filters have been left around the pool area. **ACTION ITEM:** Rita to contact cornerstone regarding trash.
 2. Women's Restroom: The women's restroom door needs an automatic door closure installed. **ACTION ITEM:** President Mahoney to talk to Jack McArthur regarding the installation.
 3. Committee Person: The board would like to still find someone that can help around the pool with the rules, issues/problems and light housekeeping such as taking the trash out.
- e. Social Committee:
 1. Follow up Cinco de Mayo Event: It was a great event. Kathy M. Tributary editor to write an acknowledgement in the newsletter. Priscilla and Sayoko did a great job.
- f. Waste Water Treatment Group:

1. Projects & Proposal Discussions: The board discuss some on the new invoices and revisit the idea of adding a keypad to record who comes and goes. J thought some camera can do the job, but simplysafe. **ACTION ITEM:** Rita to research simplysafe.
 - g. Gate Group:
 1. Review newly created sign concepts: Kathy has created the signs to replace around the gates, but the board decided it would be a good idea to have the HOA Lawyer review the language on the signs. **ACTION ITEM:** Mike to talk with lawyer regarding the signs. Also, the flagpole are hanging low. **ACTION ITEM:** Mike to talk to Jack McArthur to fix the poles.
 2. Pavement resurfacing at gate: The street is bad and need to be resurfaced, but it needs to be sweep first. **ACTION ITEMS:** Kathy to contact resurfacing vendor to get a quote. **ACTION ITEM:** Joan to contact street sweeper vendor to get a quote.
 - h. Tributary Newsletter: Add acknowledgment Cinco de Mayo event and landscape issues.
- 7. Old Business**
- a. Follow up with HOA lawyer: Discussion about Lot 63. Closer to making a deal. Just waiting on the owners.
- 8. New Business**
- a. Tree Removal: A letter needs to be sent to resident who removed tree without HOA authorization. A policy needs to be set in place. A tree committee needs to be set to outline the policy. **ACTION ITEM:** Joan to draft a letter for the resident.
 - b. Updating Rules and Regulations: Discussion to set a committee to review some of the current HOA documents. Kathy S. suggest to refers David Sterling for guidance. **ACTION ITEM:** Joan H. to get a committee together and set up a meeting.
 - c. 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
Rita Franco - rita@wcisa.net - (559) 793-2685