



Minutes – Board of Director’s Meeting

2 PM – Tuesday, November 18, 2019, 2019 ☼ LOCATION – 32462 River Island Lane

1. Meeting call to order at 2:05 pm by President Mahoney. Board members Kathy Slechta, Michael Mahoney, Jean Bailey were present. Joan Huffaker and J Rigler were late. Epicenter Mgmt: Rita Franco; Tributary editor: Kathy Mahoney, and resident Horace Wells
2. Review Minutes & Action Items from October 8, 2019 board meeting. Jean moved to approve the minutes from the September’s meeting, Kathy seconded. The minutes from October’s meeting were accepted. October’s action items were reviewed. Some action items are still pending.
3. **Hearing – Homeowners**
 - a. Xmas Cart Parade Update: Mr. Wells updated the board on the Xmas cart parade. All is set up and final details are on the flyer that needs to be emailed to all residents and post on the bulletin boards. Mr. Wells has been working with J to have the RIE country club open for drinks. J said the club house will have chili hot dogs for purchase and the bar will be open too. Flyer will need to be copied for Mr. Wells to hand out to residents. **ACTION ITEM:** Rita to make some copies for Mr. Wells.
 - b. Olive Tree Removal/Relocation common area adjacent to Branch’s residence: Mr. Branch submitted a request to have some Olive trees removed the back of his house. The board discussed what would be the best course of action. President Mahoney would like to see the trees transplanted to a different area in the community. President Mahoney thought it would be a great idea to reach out to another resident that had showed interest in adding some trees to his back patio. Both residents will be responsible for the cost: **ACTION ITEM:** Rita to reach out to the interested resident to see if he is interested in the Olive Trees.
 - c. Main gate Issue: The main gate was stuck open for several conservative days, Kathy S. explained that the problem had to do with the wires. Kurt of Sequoia Doors came out and fixed the problem.
4. **Treasurers Report**
 - a. Bank Account Balances: General Account: \$29,011.98; WWTP ACCOUNT: \$28,063.16; RESERVE ACCOUNT: \$421,807.01. The board discussed the expenses and current balances.
 - b. Budget/Executive Summary: Kathy S. shared the projected 2020 budget. The board members reviewed each line item and adjusted the line items as needed. The landscape contract from Silva Landscape has been accepted. The new contract now included the 14th & 15th fairway and the fire line clearance. The board members would also like to get a list of service for all members. **ACTION ITEM:** Rita to reach out to current vendors to get a list of services.
5. **Epicenter Communications**
 - a. Letters: Past due letters – Letters continue to be sent out.
 - b. Dropbox: No update

- c. Website: No update

6. Committee Reports

- a. Architectural Committee: Branch's Application Olive removal request. For Discussion see 3. Hearing (b)
- d. Landscape:
 - 1. Landscape 2020 contract: For Discussion see 4. Treasurers Report (b)
- c. Social Committee:
 - 1. Halloween 2019 Summary: It was a very good event. Lots of decorations. Priscilla and Sayoko did a good job.
 - 2. 2019 Xmas Cart Parade: For Discussion see 3. Hearing (a)

7. Real Estate

- a. Several homes are currently on sale.

8. Pool:

- a. Status Report: No updates.

9. Waste Water Treatment group:

- a. Auditing 2019 Invoices: Current invoices are being evaluated to make sure the vendor is not overcharging on current services.
- b. Water Board Annual Permit: Kathy S. shared with the board this year's permit renewal fee is higher than last year. Kathy contacted Monty of Water Dynamics to contact the water board to find out why the increase. Monty explained the increase in the permit has to do with the water flow discharge. President Mahoney informed the board Daniel Bennis from the water board contacted him to discuss the renewal fee increase. Daniel told President Mahoney if we stay within the flow rate in the next year, the renewal fee will be less.

10. Gate Group:

- a. Main Gate: The board has received several complaints from residents about the gate's remote having to be close to the gate to open. **ACTION ITEM:** Rita to contact Sequoia Doors to find out why the remote's sensor is taking a long time to open the gate.

11. Tributary Newsletter:

- a. Announcement(s): The Xmas cart parade.

12. Old Business

- a. Update on new signage project: Kathy S. shared with the board the signs are finally done. They should be shipped soon. The board also approved the sign invoice. Kathy will forward to Lalanne's office for payment.
- b. Small Claims Court: Good News! Lalanne's office informed us that the resident has paid the delinquent amount and the court date needs to be cancelled. **ACTION ITEM:** Rita to reach out Attorney Bailey to find out how to cancel the court date.

13. New Business

- a. 2020 Annual Meeting: Notice needs to be sent out to residents. The Annual Budget meeting is Sunday February 9, 2020. **ACTION ITEM:** Rita to email notice to residents.
- b. Set next regular board meeting: Tuesday, December 17th at 2pm.

- 14. Adjournment:** Joan moved to adjourn meeting; Jean seconded. Meeting was adjourned at 4:18 pm.