



FINAL Minutes – Board of Director’s Meeting

2 PM – Tuesday, June 9, 2020, ☼ Zoom Video Conference

1. Meeting was called to order at 2:08 pm by President Mahoney. Board members Kathy Slechta, Michael Mahoney, J Rigler, Joan Huffaker, and Dana Branch, Tributary editor: Kathy Mahoney; were present. Epicenter Mgmt.: Rita Franco was not present. Meeting was conducted via Zoom and is being recorded. Rita will record the minutes later.
2. Hearing – Homeowners
 - a. Fence project located at 32424 River Island Lane: The board discussed the outcome of the meeting J had with the owner. There was an application submitted for a Wrought Iron fence between the two properties. The property line will need to be determined before the property owner does anything else on the property. After the discussion, the board agreed to have the property owner remove the wooden fence and the hog wire fence. **ACTION ITEM:** Mike and Kathy S. to survey the property line. **ACTION ITEM:** Mike to write the property owner a letter explaining the board’s decision.
 - b. Retaining wall property at 32732 Greene Drive: The board reviewed the application and drawings submitted by the property owner to install a retaining wall. The board approved the wall. **ACTION ITEM:** Mike will let property owner know the application has been approved.
3. Review Minutes from May 14, 2020 board meeting. Minutes were reviewed by all directors. Joan moved to approve the minutes from the May’s meeting and J seconded. The minutes from May’s meeting were accepted. May’s action items were reviewed. All action items were completed.
4. New Business
 - a. Rita’s mom passing – President Mahoney wants to make sure the community knows they memorialized Rita’s mom by gifting her a beautiful plant arrangement.
 - b. Update: RIE’s COVID-19 response
 - i. RIE Common Area use: The board discussed the issues that have come up since the pool re-opened. No new problems have come up, Kathy S. suggested for board members to stop by the pool to see the repairs Jack has done in the area.
 - ii. RICC golf course: The Country Club has not done anything different. The bar is open, and food is being serve at the BBQ area, but staff is limited.
 - iii. General Calendar Schedule and Future Outlook: No Discussion
 - c. Additional Road Repairs – The board discussed the letter President Mahoney drafted to Del Oro regarding the road repair. The damage Del Oro caused during repairing the broken pipe was 32 feet x 76 feet. J made a motion to send out the letter to Del Oro, Joan seconded. Motion approved. **ACTION ITEM:** President Mahoney to send out the letter to Del Oro.
5. Treasurers Report
 - a. Bank Account Balances: General Account: \$13,166.30; WWTP ACCOUNT: \$18,000.58; RESERVE ACCOUNT: \$414,475.12. Kathy reported on the status of each account. Water bill was high again this month. It was discovered that an irrigation meter was running all

day. Roberto was requested to review the irrigation problem. There are areas where water has been lost and want to be sure these items are addressed immediately.

- b. Review Accounts in Arrears: The General account continues to be affected by delinquent accounts. The same residents continue to be in arrears and pool privileges have been suspended. Kathy S. would like to follow up on account that is being handled by the Attorney. President Mahoney reminded the board there is court judgement on the account. **ACTION ITEM:** *President Mahoney to follow up with Attorney Bailey to discuss the court judgement and additional steps to take.*

6. Epicenter Communication – Thanks to Kathy S. for completing projects while Rita has been out of the office dealing with her Mom’s passing. Kathy has completed the gate reports, posting announcements in the bulletin boards and fixing gate code issues.

- a. Letters: Continue to go out as needed
- b. Dropbox: No update.
- c. Website: No update.
- d. Bulletin Boards: Updated.

7. Committee Reports

- a. Ad hoc Committee on Safety & Security
 - 1. Neighborhood Watch decals: Kathy S. shared with the board the decal came in and she dropped them off at Rita’s office. Rita needed to send out an email asking if residents are interested in getting a decal, they should contact Rita, but the email never went out. The information was included in the tributary. J said he will pick up the decal and hand them off to each resident. **ACTION ITEM:** *J to pick up decals from Rita and hand out to residents.*
 - 2. Status Report: No report
- b. Architectural Committee:
 - 1. Status on approved applications: The board revisited the status of outstanding approved application. It would be a good idea to get a status update on these applications and in some cases a new application might need to be submitted.
- c. Landscape:
 - 1. Tree Trimming Recommendations: President Mahoney said the tree crew will go around the community and see what needs to be done. The trees in the woodlands will stay as is. Several trees have already been put on the list to get trimmed such as the trees by the West Gate and the sycamore tree by Lot 63.
 - 2. Expect irrigation issues: Irrigation problem by the pool has been fixed.
 - 3. Increase Water Bill: See 5. Treasurer’s Report for discussion
 - 4. Main Irrigation line by pool area: repaired.
- d. Social Committee:

Status Report: No report

8. Real Estate

- a. Status Report: Two properties have been added to the For-Sale list.
 - 32963 Riverside Dr.
 - 32755 Riverside Dr.

9. Pool

- a. Review COVID-19 setup: It seems to be working. There are still some residents not following the rules.
- b. Pool committee monitoring: Kathy S. suggested the committee members stop by the pool and observed any problems.

- c. Status Report: The board reviewed the gate report and noticed that several residents' access was denied because they were trying to go in after hours. Kathy also noticed that the pool hours were not changed, but she has corrected the hours. Joan also noticed some names on the report she did not recognize. The Directors reviewed the names and they were renters.
 - d. Cleaning Company: No discussion
 - e. Lighting – Pole painting: Jack had painted the light poles and they look good. Jack has done a good job, but we need to make sure Jack is doing projects directed by us.
 - f. Restrooms – Jack has fixed the broken valve on one of the toilets. Restrooms look good.
 - g. Water aerobics: Kathy M. has decided not to do the water aerobics due to the COVID-19.
- 10. Wastewater Treatment group**
- a. Status Report: Kathy S. informed the board the electric bill is high at the plant, she said it would be a good idea to investigate getting solar panels at the plant. Maybe find out if there is a grant available to help with the cost of installing the panels. **ACTION ITEM:** *Kathy will reach out to Jeff to discuss the solar panels.*
- 11. Gate Group**
- a. Status Report: Board discussed the gate reports; all look good.
- 12. Tributary Newsletter**
- a. Announcement(s): Plant gifted to Rita for her mom's passing. Safety concerns heightened due to COVID-19, people out of work it may result in break-ins. Be vigilant.
- 13. Next Board Meeting:**
- a. Next regular board meeting: Tuesday, July 14, 2020. Let's try to have it in person. We will wear masks and gloves and maintain our distance to keep everyone safe.
- 14. Adjournment:** Joan moved to adjourn meeting; Dana seconded. Meeting was adjourned at 4:20pm

Questions and/or comments - Rita Franco - rita@wcisa.net - (559) 793-2685