



### FINAL- Minutes - Board of Director's Meeting

2 PM – Tuesday, August 11, 2020 🌞 LOCATION – ZOOM VIDEO CONFERENCE

1. Meeting called to order 1:58 pm. All directors were in attendance, Tributary editor Kathy M. and Epicenter Mgmt: Rita Franco
2. Hearing – Homeowners
  - a. 32591 Greene Dr - camper storage in common area- Resident was notified via email. **ACTION ITEM: Rita to follow up with letter.**
  - b. 32605 Montgomery Drive – DISCUSSION: Meeting with resident went well.
  - c. Pool User Do's and Don'ts (KS list)- DISCUSSION: Still some problems, but overall majority of residents are following rules.
  - d. 32449 River Island Lane – weeding on adjacent lot: DONE
  - e. Flags and Banners rules- DISCUSSION: **ACTION ITEM: President Mahoney to draft letter regarding flags and banners in the community. ACTION ITEM: Rita to send letter to property owners.**
3. Review Minutes & Action Items from July 14, 2020 Board Meeting- DISCUSSION: Minutes still need to be revised. **ACTION ITEM: Rita to update minutes.**
4. New Business
  - a. Seek new quote for cleaning maintenance services- DISCUSSION: Current vendor is not doing a great job. **ACTION ITEM: Kathy S. to seek new quote from another vendor.**
  - b. Quote to install security cameras at pool: DISCUSSION: A great idea, quote has been requested but no reply yet.
5. Treasurers report  
GENERAL ACCT = \$ 7,657.59; WWTP ACCT = \$ 3,460.15; RESERVE ACCT = \$ 414,074.34
  - a. Notes from Marty Lalanne's office: DISCUSSION.
6. Epicenter Communications
  - a. Letters sent/received: Letters continue to go out as needed.
  - b. Dropbox function: No report
  - c. Website: No report
  - d. Bulletin Boards: No report
7. Committee Reports
  - a. Architectural committee
    1. Status of approved projects- DISCUSSION: President Mahoney want to make sure all approved applications have been sent to residents.
    2. 32719 Greene Dr. Application- Application to install a handrail. DISCUSSION. Application Approved. **ACTION ITEM: Rita to send approved application to resident.**
  - c. Landscape committee
    1. Greene Dr to 15 Tee box – RIE Common area maintenance- DISCUSSION.

2. Weed abatement: **ACTION ITEM: Kathy S. to talk to Roberto.**
3. Main Gate: Irrigation repairs: DONE
4. Tree trimming at residences & common area: DISCUSSION. **ACTION ITEM: Rita to send email blast to residents.**
- d. Social committee
  1. Status report: No report
8. Real Estate
  - a. Status report: No updates
9. Pool
  - a. Proposed change in closing time- DISCUSSION. **ACTION ITEM: Rita to change the close time at the pool.**
  - b. Challenges of administrating COVID Rules- DISCUSSION see 2. Hearing (c).
  - c. Questions regarding pool chemistry status and water quality- DISCUSSION. **ACTION ITEM: Rita to contact vendor regarding filter residue disposal and the water quality.**
  - d. Unauthorized Users: DISCUSSION: it might be group of people who are guest of a resident. **ACTION ITEM: Rita to research and contact the resident.**
10. Wastewater Treatment Plant
  - a. Status report: No report.
11. Gates & Roads
  - a. Status report: No report
  - b. Road repairs project review for RFQ's: DISCUSSION: **ACTION ITEM: Kathy S. to reach out to vendors to get a quote.**
12. Tributary- Pool rules reminder and Neighborhood watch decals.
13. Set next regular board meeting September 08, 2020
14. Adjourn: Joan moved to adjourn meeting; Kathy S. seconded. Meeting adjourned at 4:23pm