



FINAL – Minutes Board of Director’s Meeting

2 PM – Tuesday, October 13, 2020 ☀ LOCATION – ZOOM VIDEO CONFERENCE

1. Meeting called to order 2:06 pm. All directors but Dana B were in attendance, Tributary editor Kathy M. and Epicenter Mgmt: Rita Franco
2. Hearing – Homeowners
 - a. Property on River Island Lane: DISCUSSION – Property owners contacted Rita regarding the landscape disturbance done by wild pigs or raccoons. **ACTION ITEM: Rita to follow up with CA Dept of Fish and Wildlife to find a solution.**
 - b. Property on Montgomery Dr.: DISCUSSION – Several complaints have been received by property owners regarding the property. **ACTION ITEM: Rita to send out letter regarding \$200 fine.**
 - c. Increased street parking throughout the community: DISCUSSION- **ACTION ITEM: Rita to send out letter**
 - d. Several Properties are in violation: DISCUSSION- **ACTION ITEM: Rita to send out letters to those in violations.**
3. Review Minutes & Action Items from September 8, 2020 Board Meeting- Minutes for September were approved.
4. New Business
 - a. 2021 Projected Budget: DISCUSSION- Reserve and Projected budget for 2021. **ACTION ITEM: Kathy to set up a budget meeting and email the Directors a budget breakdown.**
5. Old Business
 - a. New cleaning maintenance services: DISCUSSION – Directors reviewed both bids and made a decision. Existing cleaning maintenance services will end on November 1, 2020. **ACTION ITEM: Rita to reach out to the new vendor.**
 - b. Quotes for road repair and resurfacing: DISCUSSION- Directors to review and discuss the bids received. **ACTION ITEM: Kathy to follow up with vendor to schedule a site visit to prioritize areas to repairs.**
6. Treasurers report
GENERAL ACCT = \$ 6,324.29; WWTP ACCT = \$ 6,616.06 RESERVE ACCT = \$ 416,870.39
 - a. Notes from Marty Lalanne’s office: DISCUSSION.
 - b. Old Debt resolution: DISCUSSION – It has been resolved.
 - c. Pending Auction for old debt: UPDATE- President Mahoney informed the directors, Attorney Bailey will fill paperwork.
7. Epicenter Communications
 - a. Letters sent/received: Letters continue to go out as needed. All other items are good.
8. Committee Reports
 - a. Architectural committee

1. Property 32565 Greene Dr.: UPDATE - Construction getting started.
2. Property 32724 Greene Dr.: UPDATE - Construction getting started.
- b. Landscape committee
 1. Additional tree trimming list: UPDATE- **ACTION ITEM: President Mahoney will reach out to vendor to schedule work.**
 2. Follow up on hydro-blasting foliage on trees in Western Woodland: UPDATE- Some work has been done, but some work is still needed.
- c. Social committee
 1. Status of Annual Halloween event: Cancelled.
 2. Christmas Event: DISCUSSION- Directors will continue in November's Board Meeting.
9. Real Estate
 - a. Status Report: UPDATE- Couple of properties in escrow.
10. Pool
 - a. Plan for Closure – DISCUSSION: Change pool hours and store pool furniture. **ACTION ITEM: Rita to reach out to new contractor to store furniture and change hours.**
11. Wastewater Treatment Plant
 - a. Status report: DISCUSSION – Recent invoices.
12. Gates
 - a. Status report: DISCUSSION – Gates continues to be a little slow when it opens, and sensor will not detect the golf cart to open the gate. Solution: Switching to cell.
13. Tributary- CC&Rs reminders: Trash, Street Parking and Membership obligations.
14. Set next regular board meeting November 10, 2020
15. Adjourn: Joan moved to adjourn meeting; Kathy S. seconded. Meeting adjourned at 4:10pm