



Minutes - Board of Director's Meeting

2 PM – Tuesday, January 12, 2021 ☀ LOCATION – ZOOM VIDEO CONFERENCE

1. President Mahoney called the meeting to order at 2:00pm. All Directors were present: Michael M., Kathy S., Joan H., Dana B., J R.; Tributary Editor: Kathy M.; Epicenter Mgmt. Rita F.; and Residents: Oma Mansfield, Mike Martinez, and Joanie Stone and Attorney: Allan Bailey.
2. Hearing – Homeowners
 - a. Trash enclosure needed at 32605 Montgomery Drive: Property continues to have violations. Discussion on how to make the residents comply with the CC&Rs.
 - i. **ACTION ITEM:** J to reach out to resident to discuss the violations.
 - ii. **ACTION ITEM:** Kathy to research how many non-compliance fees has been assessed.
 - b. Bear Sighting: Several residents have shared pictures and videos of the bear roaming the community.
 - c. Mole Problem: Resident Joanie Stone seek advice on how to handle the rodent problem.
3. Review Minutes & Action Items from December 08, 2020 Board Meeting
 - b. Actions items: All items were completed.
 - c. Minutes: Joan moved to approve the minutes from the December 8, 2020 meeting, Dana seconded. Minutes were approved.
 - i. **ACTION ITEM:** Rita to submit monthly draft minutes to Directors for review 24 hours after the meeting.
 - d. New Business
 1. 2021 Annual Meeting: Tentative date has been set for February 21, 2021 at 2pm. ZOOM or in person? A decision will be made after February's board meeting.
 - i. **ACTION ITEM:** Rita to send out an email blast announcing the Annual Meeting date, ask for residents' proxies and board positions available.
 2. 2021 Election of Board: Two applications have been received. Applications can be received up to the Annual Meeting – February 21, 2021.
 3. RIE HOA President interviewed applicants: President Mahoney has met with both candidates and both will be great additions to the board. Looks like there might be a secret ballot vote soon after the Annual Meeting.
 4. Nomination Committee: A committee needs to be set to oversee the election.
5. Old Business
 - a. Discussion of written notice and welcome letter from Community Financials, Inc. (CF): Transition seems to be going well. Several residents still made check to Lalanne's Office.
 - i. **ACTION ITEM:** Kathy to work with Lalanne's office to get names of residents and forward to the new financial service.
 - b. Challenges with CF invoices & overlap Lalanne's CPA Office: Kathy shared some of the challenges, but she is working closely with CF representatives.
 - c. Legal – discuss Judgement against delinquent dues and Sheriff's Auction: Attorney Bailey updated the directors about the changes the Sheriff's office has implied regarding judgement auctions and provided advice on how to handle the matter. He also addressed questions the directors had regarding non-compliance issues and a continuous tree dispute.

6. Treasurers report: Discussion

GENERAL ACCT - Suncrest \$1,932.51; Heritage \$5,000.00

WWTP ACCT - Suncrest \$645.52

RESERVE ACCT - Suncrest \$210,501.89; Heritage \$200,000.00

a. Notes from Marty Lalanne's office.

b. Old Accounting information: Old boxes of financial information from Lalanne's office will be stored in Epicenter Management's storage.

6. Epicenter Communications

a. No Report

7. Committee Reports

a. Architectural committee

1. PTCC Holdings, Inc.: Non-Compliance- No Architectural application received for improvements and new house exterior paint. Very important property owner gets letter as soon as possible.

I. **ACTION ITEM:** Rita to mail out letter.

b. Landscape committee

1. Fall 2020 Tree Trimming follow up: Project went smoothly.

2. Borer damage on oaks by walkway to pool: President Mahoney shared the oaks status and made some recommendations on how to take care of the borer problem.

c. Social committee

1. Status update: Reach out to Priscilla Mallory to see if she is still interested in being the committee's chairperson.

2. Logo update: A new RIE logo was designed to add to the CF letters.

8. Real Estate

a. Discuss corporate purchases of RIE properties and CC&Rs compliance: SEE 7 (a) Architectural committee.

b. New owners – The HOA is not always informed of new property owners. It is a problem when new owners are in noncompliance. Discussion on how to resolve this broken line of communications.

i. **ACTION ITEM:** Joan to reach out to Kari Acosta regarding new residents.

ii. **ACTION ITEM:** Rita to send out the Welcome Packet to new residents.

9. Pool

a. New equipment project: Looks good.

b. Discuss new water meter installed by Del Oro (DO)

c. Hidden old irrigation leak: Leak was discovered when water meter was installed.

d. Electric services temporary use by adjacent construction: Resident continues to pay the electric service until project is done.

10. Wastewater Treatment Plant

a. Leach field/12th Fairway challenges: Discussion.

b. Water Dynamics status of invoice and quotes: The invoices continue to be a challenge. Directors would like to set up a small group to analyze invoices to make sure WD is not double billing. Rita will work closely with members and they will determine how to record/track invoices.

11. Gates

- a. Lighting at the Main Entrance: One of the sensors was out and Jack is fixing it.
- 12. Tributary: Bear Sightings, flags, proxies, annual meeting, and candidate application
- 13. Set next regular board meeting February 09, 2021
- 14. Joan moved to adjourn the meeting and Kathy seconded. Meeting adjourned at 4:57pm.