



Minutes - Board of Director's Meeting

2 PM – Wednesday, April 28, 2021 📍 LOCATION – 31910 Country Club Dr.

1. Call meeting to order at 2:02pm. J. Rigler, M. Martinez, K. Slechta, O. Mansfield, D. Branch; Epicenter Management R. Franco, Via Zoom - Homeowners, Michael and Kathy Mahoney, and Joanie Stone.
2. Hearing – Homeowners
 - a. 32600 Greene Dr – Phase III trash- Maintenance Contractor to remove tire from area.
ACTION ITEM: Oma to contact contractor.
 - b. Flooding along 14th green cart path into River Island – Issue has been resolved.
3. Review Minutes & Action Items from March 9, 2021 Board of Directors Meeting. Minutes for March 9th meeting were approved on March 29, 2021. Minutes from March 29, 2021 were not completed. **ACTION ITEM: Rita to draft and send Minutes to Directors.**
4. New Business
 - a. Confirm Committee Chair Appointment: Discussion. Board members appointed to different committees. Oma to be the point of contact with Maintenance Contractor.
 - b. Weed Abatement: Phase III – Vollmer did a great job. **ACTION ITEM: Kathy to contact Roberto regarding the weeding on Phase III. ACTION ITEM: J to contact Vollmer regarding invoice and mailing address.**
5. Old Business
 - a. Road Repair Project – Project starts on May 11th. – More information will be available when we get closer to the start date.
ACTION ITEM: Kathy and J to contact Terry (RICC) to inform him of the road repair project.
 - b. Community Financial New Online Portal- All residents have been informed.
 - c. Discussion of Judgement against delinquent dues - Community Financial will handle the collection process and keep the board updated.
 - d. Property on Greene Dr. and Montgomery – Architectural violations. Dana made a motion: Allow a variant on color stipulation, to apply a fine of \$500 each house for violation. Violation fine will be refunded to new owners when they repaint the trim and garage door an approved color within 6 months. Houses cannot be rented for 1 year and all past due HOA fees need to be paid. Oma seconded the motion. Motion approved.
ACTION ITEM: J to contact realtor regarding the board's decision before escrow closes.
6. Treasurer's report
 - a. Notes from Community Financials: K. Slechta updated the board on the accounts.
7. Epicenter Communications
 - a. Letters sent/received – No Discussion; b. Dropbox function- Dropbox – Rita still having issues. c. Website- No Discussion; d. Bulletin Boards- No Discussion
8. Committee Reports
 - a. Architectural committee
 1. 32543 Greene Drive: Directors reviewed the application to build. **ACTION ITEM: Rita to contact Jose Herrera to pay the \$100 for application review process.**

2. 32755 Riverside Drive: Directors reviewed and approved the application to build a wrought iron handrail on the side of the house. **ACTION ITEM: Rita to inform property owner of the approval.**
3. 32654 Greene Drive: Directors reviewed the application to install a fence on the back of the property. More information is needed. **ACTION ITEM: Rita to contact property owner to get more information.**
4. Architectural Committee: Michael Mahoney has volunteered to be on the committee should the Board choose to create an Ad Hoc committee. He will review the current application and submit his suggestions to the board.
- b. Landscape committee
 1. Kaylor Landscape Project: Olive Tree Treatment - Trees have received 1st treatment of 3.
 2. Green Waste: Residents need to contact Roberto to haul green waste from property. There is a fee. **ACTION ITEM: Oma to DRAFT a letter regarding green waste pick up and work with Roberto**
- c. Social committee
 1. Cinco de Mayo Celebration – Scheduled for Sunday, May 2nd. **ACTION ITEM: Rita to send out email blast regarding pool opening and COVID guidelines.**
9. Real Estate
 - a. New residents: 32727 Greene Dr. Travis Hauert
 - b. Properties for sale: Directors reviewed the list and there are some discrepancies on the property address. **ACTION ITEM: Rita to review and update list.** Community Map on the website with lot numbers and address good idea to update.
10. Pool
 - a. Cal Fire violations – Only the roof and gutters need to be cleaned out. **ACTION ITEM: Michael M. to contact CalFire to get a final letter that all violations have been completed.**
 - b. Pool Opens May 1, 2021- **ACTION ITEM: Rita sending out email blast**
 - c. COVID-19 guideline – No sign in schedule is needed, but residents still need to follow COVID guidelines.
 - d. Pool Furniture – Update. Dana will follow up with vendor, but it might be delivered after May 1st.
11. Wastewater Treatment Plant
 - a. Update: WWTP Focus Group – M. Martinez updated the board about the focus group. **ACTION ITEM: Kathy to set up meeting and tour with Water Dynamics. ACTION ITEM: Kathy to check with Spectrum to see if we can get internet at the WWTP for security cameras.**
12. Gates
 - a. Security Cameras – Are needed for security purposes.
13. Tributary – Green Waste, **ACTION ITEM: Dana to reach to Joanie about the tributary**
14. Set next regular board meeting May 26, 2021
15. Adjourn – Dana moved to adjourn meeting; Kathy seconded. Meeting adjourned at 4:35pm.