



Minutes - Board of Director's Meeting

10 AM – Wednesday, June 30, 2021 🌞 LOCATION – 31910 Country Club Dr.

1. Call meeting to order at 10:09 am. J. Rigler, M. Martinez, K. Slechta, O. Mansfield, D. Branch; Epicenter Management R. Franco, Homeowners – John and Erma Adams, Kathy Maxwell, Horace Wells, Travis Hauert, and Michael and Kathy Mahoney Via Zoom Homeowner.
2. Hearing – Homeowners
 - a. Woodlands Condition (West Gate): Discussion- Concern about the conditions of the trees. Motion: O. Mansfield made a motion to finish the pruning of the Woodland trees and keep the area in its natural habit and water the trees as needed. Expenses to clean up after watering and pruning to maintain the Woodlands will be paid by the HOA. Michael Mahoney to work on the pine tree next to the properties. The watering will be supplied by Michael Mahoney and will cover labor cost to water. The oak tree by the Adam's property will be trimmed on the next community tree trimming. D. Branch seconded. Motion passed.
 - b. Construction Theft on Greene Dr. (second time): Discussion- M. Martinez will head security committee and the neighborhood watch.
3. Review Minutes & Action Items from May 26, 2021 Board of Directors Meeting. K. Slechta made a motion to approve the May minutes; D. Branch seconded. Minutes were approved. **ACTION ITEM: Rita to email minutes and post on website and bulletin boards.**
4. New Business
 - a. Sayako's broken window from weeding Phase III: Done
 - b. Project on the 12th fairway – O. Mansfield shared with the board the work that has been completed and provided photos. Done.
5. Old Business
 - a. Wifi service update – Pool and WWTP: Discussion- M. Martinez provided the different services with cost. K. Slechta made a motion to contract with Springville Wireless to provide internet services for security cameras at the pool and WWTP. **ACTION ITEM: M. Martinez to contact Springville wireless to get the services at the pool and WWTP.**
 - b. Greene Drive Irrigation system: Discussion- A letter is needed to let the property owner know the findings. **ACTION ITEM: Rita to send out the letter. ACTION ITEM: J to draft a timeline of events and send to the property owner.**
6. Treasurer's report
 - a. Account Reviews
 1. General Account: Discussion- Review Account status.
 2. WWTP: Discussion- Review Account Status
 3. Reserve Account: Discussion – Review Account Status
7. Epicenter Communication: Website: Guiding Documents need to be updated. **ACTION ITEM: Rita to update the website.**
8. Committee Reports
 - a. Architectural Committee
 1. Review the updated architectural committee: Board members need to review and approve the revised application to post on the website.
 2. Properties out of compliance: Discussion- **ACTION ITEM: Rita to draft a letter to the property owner. Final letter before fee is applied for non-compliance.**

3. New Application: 32432 River Island Lane- Application to install a wrought iron fence in the backyard. O. Mansfield moved to approve the application; D. Branch seconded. Application approved.
 4. New Application: 32768 Greene Dr.- Application to install wrought iron fence along the front path and East end of the front yard. K. Slechta moved to approve the application; O. Mansfield seconded. Application approved.
 5. Existing Application: 32543 Greene Dr.: ACTION ITEM: Rita to contact property owner to get a new updated application with correction to the plans.
- b. Landscape Committee
 1. Review and concerns:
 - c. Social committee: No events. A new chairperson might be needed.
9. Real Estate:
 - a. Lot for sale- No Discussion
 10. Pool
 - a. County Visit 6/14/21 Report: Visit went well. Still waiting for final report from the county.
 - b. Pool Condition: Filter System: In great condition and working well.
 - c. Pool Reservation Calendar: Two pool reservations are on the calendar for private parties. Blackwell – 7/24th and Branch – 7/31st
 - d. Pool Hours: **ACTION ITEM: Rita to update Summer Hours to 10pm.**
 - e. Light Timer needs to be replaced- **ACTION ITEM: D. Branch to contact vendor.**
 11. Wastewater Treatment Plant
 - a. WWTP: Discussion- Service on A/C and generator needs to be serviced. A tree needs to be trimmed. M. Mahoney will look over the tree to recommend how it should be handled, via current landscaper or Tree Service.
 - b. WWTP Tour Date: No Discussion
 - c. Security Cameras: Discussion in 5. Old Business (a)
 12. Gates
 - a. Gate Emergency Access: Discussion- New YELP system. O. Mansfield made a motion to approve the installation of a new YELP system; M. Martinez seconded. Motion approved.
 - b. Gate Reports: Discussion.
 13. Tributary: Add pool hour change
 14. Next meeting July 28, 2021
 15. K. Slechta moved to adjourned meeting; D. Branch seconded. Meeting adjourned at 12:52pm.