



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

5 PM – Wednesday, August 25, 2021 📍 LOCATION – 31910 Country Club Dr.

1. Call meeting to order at 10:00 am. J. Rigler, M. Martinez, K. Slechta, O. Mansfield, D. Branch; Epicenter Management R. Franco, Homeowners – Horace and Shirley Wells, Travis Hauert, Joanie Stone Social Committee Chair, Charlotte Schaffer, via ZOOM Raul Ruvalcaba and Architect Mark Hillman.
2. Hearing – Homeowners
  - a. Architectural Application – 32543 Greene Drive: Architect Mark Hillman provided information and addressed residents' concerns about the application and provided additional information regarding the house square footage. The HOA's Architect outlined 13 items that need to be looked over and updated. Mr. Hillman will review the 13 items and work with homeowner. Back drop needs to be within the same distance as the other houses. **ACTION ITEM: Rita to inform property owner the application was denied. Rita to email the 13 items that need to be corrected.**
  - b. Non-Compliance Property: Riverside Drive- Update. Homeowner is aware of the non-compliance items. Items are in the process of being corrected.
3. Review Minutes & Action Items from July 28, 2021, Board of Directors Meeting. O. Mansfield made a motion to approve the July minutes; K. Slechta seconded. Minutes were approved. **ACTION ITEM: Rita to email minutes and post on website and bulletin boards.**
4. New Business
  - a. WWTP New Contractor: Current vendor will not be able to service the wastewater treatment plant. Directors have met with 2 contractors and are waiting to get more proposals.
5. Old Business
  - a. Camera: Pool and WWTP: Update – Cameras have been installed and they are working. M. Martinez will be the point of contact when issues or problems arise.
  - b. Non-Compliance Property: Montgomery Dr. – Discussion. Property has improved.
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
    4. Delinquent Residents Account: Lien on Property. O. Mansfield made a motion to move forward with adding the lien to the property; D. Branch seconded. Motion Approved. **ACTION ITEM: K.Slechta will contact Community Financial.**
7. Epicenter Communication: Website: updates are being done, Dropbox Function: No Discussion, Bulletin Board: New lock needed at the bulletin board on Riverside Dr. Jack is replacing it. **ACTION ITEM: Letters to Residents:**
  - i. Distress Patio -Greene Dr.
  - ii. Speeding Black SUV – Riverside Dr.
  - iii. Guest Parking – Riverside Dr.
  - vi. Dead vehicle on driveway – Greene Dr.
8. Committee Reports
  - a. Architectural Committee

1. New Build – Architectural Application: See 2. Hearing – Homeowners for Discussion.
- b. Landscape Committee
  1. Review and concerns: No Discussion
  - c. Social committee: J. Stone is seeking volunteers to help with the Halloween celebration. Rita to continue taking names of volunteers and forward to J. Stone.
  - d. Neighborhood Watch Committee: No Report
9. Real Estate:
  - a. SOLD: LOT 33 PH. 1 – 32709 Greene Dr.
10. Pool
  - a. Pool Condition: Discussion of current pool conditions and issues. Revisit contract with current vendor. Services had declined in the last months. **ACTION ITEM: M. Martinez to reach out to some contacts to get different pool service information.**
  - b. Monthly Reports: Problem downloading the pool transactions. **ACTION ITEMS: Rita to re-try and send to directors.**
11. Wastewater Treatment Plant
  - a. WWTP Focus Group: No Discussion.
  - b. Generator Service: **ACTION ITEM: Rita to contact EM Tharp to set up service.** 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: All done.
  - b. Gate Reports: No Discussion
13. Tributary: Speeding, stop sign, Halloween celebration, reminder of holiday theft.
14. Next meeting: September 29, 2021 – 5pm.
15. O. Mansfield moved to adjourned meeting; D. Branch seconded. Meeting adjourned at 7:00 pm.