



**DRAFT – Minutes – Board of Director’s Meeting**

5 PM – Wednesday, September 29, 2021 ☀ LOCATION – Via Zoom

1. Called meeting to order at 5pm. Meeting conduct via ZOOM. Presented were J. Rigler, M. Martinez, K. Slechta, O. Mansfield, Epicenter Management R. Franco, Homeowners- Michael and Kathy Mahoney, and Raul Ruvalcaba
2. Hearing – Homeowners
  - a. Architectural Application
    - i. 32600 Greene Dr: Conditionally Approved- **ACTION ITEM: Rita to ask property owner for photo of where the fireplace will be installed.**
    - ii. 32727 Greene Dr.: Approved
    - iii. 32755 Riverside Dr.: Approved
    - iv. 32791 Riverside Dr.: Approved
    - v. 32543 Greene Dr.: Discussion. Approved
  - b. Trailer on Montgomery Dr.: Trailer continues to park on the street. **ACTION ITEM: J. Rigler to contact resident to discuss the street parking.**
3. Review Minutes & Action Items from August 25, 2021, Board of Directors Meeting. O. Mansfield made a motion to approve the August’s minutes; K. Slechta seconded. Minutes approved.
4. New Business
  - a. Pool Service Contract: Update. M. Martinez has been in contact with manager at the Lindsey Complex Center and will follow up with contact information for Pool maintenance company. **ACTION ITEM: M. Martinez to contact centers manage to get vendor’s information.**
  - b. Common Area Trees – Montgomery Dr. - Done
5. Old Business
  - a. WWPT New Contractor: Discussion. Several proposals have been received. Directors to contact reference. Another meeting will be set to discuss the proposals received and decide. Selection date: October 15, 2021.
6. Treasurer’s Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT: Discussion
    - ii. WWTP ACCOUNT: Discussion
    - iii. RESERVE ACCOUNT: Discussion
  - b. Notes from Community Financials
  - c. Notes from Treasurer – K. Slechta working on next year’s budget.
7. Epicenter Communications
  - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards  
**ACTION ITEM: Rita to send out an email blast with important notices. Tree Trimming request, coupon books and WWPT.**
8. Committee Reports



- a. Architectural Committee
  - i. New Build: Raul Ruvalcaba- See 2(v). Hearing – DISCUSSION- APPROVED.
- b. Landscape Committee – New Contract is needed. **ACTION ITEM: Oma to ask Roberto for 2022 contract.**
  - i. Winter Season Seeding: **ACTION ITEM: Rita to send out email to residents regarding the winter seeding. NO MOWING for 2 weeks.**
- c. Social Committee
  - i. Halloween at the West Gate – Event on October 31, 2021. J. Stone to coordinate event. Information to be included in this month Tributary.
- 9. Real Estate
  - a. New residents: Property on Irish Dr. in escrow.
  - b. Properties for sale:
- 10. Pool – Pool Closed as October 1<sup>st</sup>. **ACTION ITEM: Rita to change pool hours.**
- 11. Wastewater Treatment Plant
  - a. WWTP New Contractor: See 5. Old Business for discussion. **ACTION ITEM: O. Mansfield to draft WWTP Vendor search notice. ACTION ITEM: Rita to send out to residents.**
- 12. Gates
  - a. Reports- Discussion. **ACTION ITEM: Rita to review an odd entry code for the Fresno Bee.**
- 13. Tributary – Halloween Event, Pool Closing, Coupon books, Tree Trimming and Speed limit.
- 14. Set next regular board meeting October 27, 2021, 3pm
- 15. Adjourn – O. Mansfield made a motion to adjourn meeting, K. Slechta seconded. Meeting adjourned at 6:31 pm