



### Minutes – Board of Director's Meeting

3 PM – Wednesday, October 27, 2021 📍 LOCATION – 31910 Country Club Dr.

1. Called meeting to order at 5pm. Meeting conducted via ZOOM and in person. Presented in person were J. Rigler, O. Mansfield, D. Branch; Epicenter Management R. Franco, Homeowners- Michael and Kathy Mahoney, Horace, and Shirley Wells. Via Zoom: K. Slechta, M. Martinez and Homeowners: John Denney and Joanie Stone.
2. Hearing – Homeowners
  - a. Lawn damage from Wildlife: Discussion about the damage on J. Denney's property. He is looking for remedies. Homeowner M. Mahoney will contact the RIE Country Club and Lawn Service contractor. He will follow up with J. Denney.
3. Review Minutes & Action Items from September 29, 2021, Board of Directors Meeting. O. Mansfield made a motion to approve the September's minutes; M. Martinez seconded. Minutes approved.
4. New Business
  - a. Xmas Golf Cart Parade – Parade will be on Sunday, December 5, 2021. Start time: 5pm gathering; 5:30pm parade starts. **ACTION ITEM: J to contact the Country Club to see if they will be open to end the parade there. ACTION ITEM: Joanie Stone to add to the Tributary.**
  - b. 2022 Annual Meeting: Date for the Annual Meeting is Sunday, February 27, 2022. **ACTION ITEM: J to check with the Country Club to see if you can have the meeting there.**
5. Old Business
  - a. WWPT New Contractor: The vendor is Central Cal Works. Start date: December 1<sup>st</sup>. **ACTION ITEM: Kathy to set up a meet and greet with new vendor and directors. Meeting can be via ZOOM.**
  - b. Final Tree Trimming List: No date yet. M. Mahoney will coordinate a date with WCA.
6. Treasurer's Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT: Discussion
    - ii. WWTP ACCOUNT: Discussion
    - iii. RESERVE ACCOUNT: Discussion
  - b. Notes from Community Financials

- i. Notes from Treasurer: 2022 Budget Discussion. K. Slechta discuss next year's budget and consider the possibility of raising the HOA dues. D. Branch made a motion to not raise HOA due at this time; K. Slechta seconded. Motion Passed.
  - c. Service Contracts Review: Silva's Lawn Service has submitted a new contract for 2022. Still waiting for Pool Service Contract. **ACTION ITEM: Rita to contact Cornerstone to get the 2022 service contact.**
- 7. Epicenter Communications – No Discussion
- 8. Committee Reports
  - a. Architectural Committee
    - iv. Status of Architectural Standards: Enforcement – Discussion. Committee have made further revisions to the existing application. Committee will forward to the board for approval. Board needs to make sure to enforce the application process.
    - v. Application: Artificial Turf- Discussion. The application is incomplete. **ACTION ITEM: Rita to ask homeowner for sample of artificial turf and/or vendor's information.**
  - b. Landscape Committee – New 2022 Service Contract reviewed.
  - c. Social Committee
    - i. Halloween at the West Gate – Event on October 31, 2021. Jack will help Joanie with the set up. **ACTION ITEM: Joanie to email Rita an event's flyer for email blast.**
- 9. Real Estate
  - a. New residents:
  - b. Properties for sale:
- 10. Pool
  - a. 2022 Service Contract needed. M. Martinez is meeting with a vendor to get a new quote.
  - b. 2022 Cleaning Service Contract: Jack to submit a new service contract.
- 11. Wastewater Treatment Plant
  - a. WWTP New Contractor: See 5. Old Business for discussion.
- 12. Gate
  - a. Reports- Discussion.
  - b. West Gate: There was a problem with the gate, but it's been fixed.
- 13. Tributary – Xmas Cart Parade and WWTP new vendor.
- 14. Set next regular board meeting November 23, 2021, at 3pm. In person and via ZOOM.
- 15. Adjourn – D. Branch made a motion to adjourn meeting, K. Slechta seconded. Meeting adjourned at 5:45pm