



FINAL Minutes– Board of Director's Meeting

3PM – December 22, 2021, ☀ 31910 Country Club Dr. ☀ Via ZOOM

1. Called meeting to order at 3:05pm. Meeting conducted in person and via ZOOM. Presented in person: J. Rigler, M. Martinez, K. Slechta, O. Mansfield, D. Branch, Epicenter Management R. Franco, and Homeowners Michael and Kathy Mahoney.
2. Hearing – Homeowners
 - a. Cats on Montgomery Dr.: Discussion. K. Mahoney to research the CC&Rs regarding pets. She will follow up with J. Stone to add information in the Tributary. **ACTION ITEM: J. Rigler to contact homeowner about the cats.**
 - b. Continuous street/guest parking – Montgomery Dr.: Discussion. **ACTION ITEM: Rita to send letter to homeowner. Violation fine will be applied. Member not in good standing.**
 - c. Continuous guest parking – Greene Dr.: Discussion. **ACTION ITEM: Rita to send letter to homeowner. No Guest Parking. Member not in good standing.**
3. Review Minutes & Action Items from November 23, 2021, Board of Directors Meeting. O. Mansfield moved to approve November's minutes; K. Slechta seconded. Minutes approved. **ACTION ITEM: Rita to email and post approved minutes.**
4. New Business
 - a. WWTP: First month review – DISCUSSION. K. Slechta updated the directors about the first month. Transition has gone well. Central Waterworks is working well.
5. Old Business
 - a. Recap Xmas Golf Cart Parade – Parade was a success. H. Wells did a great job once again.
 - b. Recap Tree Trimming Project – Project has been completed. M. Mahoney will follow up with WCA regarding a dead tree on Montgomery Dr.
 - c. Update: New Pool Vendor- Ty's Pool Service – Discussion. D. Branch provided a quote from vendor. M. Martinez might have another vendor submitting a quote. **ACTION ITEM: Rita to contact existing vendor to discontinue service.**
ACTION ITEM: M. Martinez to contact vendor to get a quote.
6. Treasurer's Report
 - a. Accounts Review – Discussion of all account statuses.
 - b. Notes from Community Financials – Financial reports were emailed to directors.
 - c. Notes from Treasurer- Discussion on several past due accounts.
 - d. Annual Meeting – All packets have been emailed or mailed out to all homeowners.
7. Epicenter Communications
 - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards – All going well.
8. Committee Reports
 - a. Architectural Committee
 - i. Current active applications – Discussion.

- ii. Redistribution of irrigation system- River Island Lane: Discussion – Homeowner’s request to have the HOA pay for the redistribution is denied. Inform homeowner about the grandfathered exclusive use of the property. **ACTION ITEM: Rita to send the homeowner a letter regarding the Director’s decision.**
- b. Landscape Committee
 - i. No service this week due to rain (week Dec 20 – 24, 2021).
- c. Social Committee – No Report.
- 9. Real Estate
 - a. New residents: 32727 Greene Dr.
 - b. New Temporary residents: 32600 Irish Lane – Homeowner on violation. **ACTION ITEM: Rita to send letter explaining violation.**
 - c. Properties for sale: 32591 Greene Dr.
- 10. Pool
 - a. 2022 Cleaning Maintenance Contract – Still needs to be reviewed. Discussion on the type of insurance contractor needs. ACTION ITEM: O. Mansfield to follow up with contractor.
 - b. New Pool Quote – See 5. Old Business
- 11. Wastewater Treatment Plant
 - a. Update – See 4. New Business
- 12. Gates
 - a. Reports – Discussion. **ACTION ITEM: Rita to make sure old gate codes are deactivated.**
- 13. Tributary – **ACTION ITEM: Rita to email J. Stone items for Tributary.**
- 14. Set next regular board meeting January 26, 2022, 3pm
- 15. Adjourn – O. Mansfield moved to adjourned meeting; D. Branch seconded. Meeting adjourned at 4:50pm.