



Minutes – Board of Director's Meeting

3PM – January 25, 2022, ☀ 31910 Country Club Dr. ☀ Via ZOOM

1. Called meeting to order at 3:04pm. Meeting conducted in person and via ZOOM. Present in person: O. Mansfield, K. Slechta, Epicenter Management: R. Franco
Homeowners: Michael and Kathy Mahoney. Present via ZOOM: J. Rigler, M. Martinez, and Homeowner: Andy Crocker.
2. Hearing – Homeowners
 - a. Welcome New Homeowner: The board welcomed new homeowner Andy Crocker.
 - b. Review CC&Rs Rental Policy: Board Discussion. New owner is in violation. **ACTION ITEM: Second Letter to be sent to the property owner. ACTION ITEM: Send out information to all title companies and real estate agencies about the rental policy.**
 - c. Existing property on violation: Continue with the violation fine. **ACTION ITEM: Rita to contact Community Financial to continue with the monthly fine.**
3. Review Minutes & Action Items from December 2021, Board of Directors' meeting. O. Mansfield made a motion to approve the December minutes; K. Slechta seconded. Minutes approved.
4. New Business
 - a. Wrought Fence installation on 14th hole pathway: Discussion: **ACTION ITEM: K. Slechta to request a quote from vendor.**
5. Old Business
 - a. New Pool Vendor: Ty's Pool Service
 - b. Violation Letters: Resident's Response: Discussion on community parking. **ACTION ITEM: J to respond to resident regarding parking issues.**
6. Treasurer's Report
 - a. Accounts Review
 - b. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion on the account statuses. Discussion on finding a new local bank for the reserve account. **ACTION ITEM: O. Mansfield to reach out to local banks.**
 - c. Notes from Community Financials: Discussion on resident accounts.
 - d. Notes from Treasurer- Process for Budget 2022/Contract Review
 - e. Annual Meeting: February 27, 2022: **ACTION ITEM: Email Blast: Rita to email reminder to residents.**
7. Epicenter Communications
 - a. Discussion on outstanding items. **ACTION ITEM: Rita to make the changes to the website.**
8. Committee Reports
 - a. Architectural Committee
 - i. Application wording on the website to be updated.
 - b. Landscape Committee

- i. Tree Trimming: Michael Mahoney provided an update. Project is completed. Several trees in the community are affected by the borer beetle.
 - c. Social Committee
 - i. No Discussion
- 9. Real Estate
 - a. Property for sale: Greene Dr.: Discussion
 - b. Rental Property Vacant- River Island Lane: ***ACTION ITEM: Rita to contact management company to confirm the vacancy, get gate remotes and to deactivate gate code.***
- 10. Pool
 - a. Cameras: Discussion on adjustments and how the program works.
- 11. Wastewater Treatment Plant
 - a. Central Cal Waterworks: K. Slechta provided a report from the vendor. Several problems have come up, but they are resolving the problems.
- 12. Gates
 - a. Reports: Discussion: Deactivate renter's code.
 - b. Mirman's code to be changes.
- 13. Tributary
- 14. Set next regular board meeting February 23, 2022, 3pm
- 15. Adjourn- O. Mansfield made a motion to adjourn the meeting; K. Slechta seconded.
Meeting was adjourned at 4:28pm