



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

3PM – Monday, March 28, 2022, ☀ Via [ZOOM](#)

1. Call meeting to order at 5pm. Meeting conducted via ZOOM – present were J. Rigler, K. Slechta, O. Mansfield, M. Martinez, J. Stone; Epicenter Management – R. Franco and Homeowners – Michael and Kathy Mahoney and Kathy Hefner – Borman; Central Cal waterworks: Jason and Daniel.
2. Hearing – Homeowners
  - a. Request to reserve pool and parking space for wedding in 2023: K. Mahoney reviewed governing documents and there is no problem with approving request. O. Mansfield made a motion to approve request; K. Slechta seconded. Motion approved. **ACTION ITEM: Rita to follow up with the homeowner.**
  - b. Ditch cleaning: Landscape service has not been cleaning the ditch. **ACTION ITEM: K. Slechta to follow up with Roberto.** Good idea to follow up with next-door neighbor to make sure they are cleaning the screen from their ditch. **ACTION ITEM: Rita to follow up with homeowner.**
3. Review Minutes & Action Items from February 27, 2022, Board of Directors Meeting. O. Mansfield made a motion to approve the minutes, K. Slechta seconded. Minutes approved.
4. New Business
  - a. 2022 Annual Meeting Review: Discussion – Meeting went well. Lots of good discussion from residents.
  - b. Assign & Approve Board of Directors positions: An executive meeting needs to be scheduled. Each director needs to submit their list of positions with director’s name. **ACTION ITEM: Rita to email directors a list with names and positions.**
5. Old Business
  - a. Rules and Regulations – Rental Policy: Discussion- Send homeowner a letter as a follow up of her statement made at the Annual Meeting. **ACTION ITEM: Rita to draft letter and send to the directors.**
  - b. Wrought Iron Fence 14<sup>th</sup> pathway- Discussion: Hold off on replacing wooden fence with wrought iron. O. Mansfield made a motion to revisit replacing the fence next year; K. Slechta seconded. Motion approved. Jack will make necessary repairs to existing fence.
  - c. Violation fees for residents: Montgomery Dr.: Property continues to be on violation. Violation fine continues to be applied to their account monthly. **ACTION ITEM: Rita to forward J the homeowner’s contact information.**
6. Treasurer’s Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses and invoices paid.
    - ii. Reviewed Resident’s Accounts.
  - b. Notes from Community Financials - Discussion

- c. Notes from Treasurer - Discussion
- 7. Epicenter Communications
  - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards
- 8. Committee Reports
  - a. Architectural Committee
    - i. New build applications have expired. They will need to resubmit a new application.
  - b. Landscape Committee
    - i. Contract Service and Resident Request: Discussion – Some residents are happy. Basic weeding has not been done. **ACTION ITEM: K. Slechta to follow with Roberto.**
    - ii. Pest Problem – Michael Mahoney shared with the directors there is bad scale pest problem. He will reach out to Kaylor for quote. The pest problem needs to be handled by a professional applicator.
  - c. Social Committee
    - i. Pool Celebration: Social Potluck event – May 2<sup>nd</sup> at 2pm. More information to come.
- 9. Real Estate
  - a. Update current and new resident. Home on Market and Escrow: Discussion.
- 10. Pool
  - a. Pool opens on May 1<sup>st</sup>. Jack will help to get furniture cleaned and set up. Hours will remain the same as last year.
- 11. Wastewater Treatment Plant
  - a. Central Cal Waterworks – Vendor provided updates on the progress they have had in the past month. No emergency call outs in February. Discussion on the leakage on 14<sup>th</sup> fairway.
- 12. Gates
  - a. Reports – K. Slechta completed the gate reports, Rita was having problems with exporting the reports. J. Stone shared she had some problems with her entry code. **ACTION ITEM: Rita to investigate and follow up with J. Stone.**
- 13. Tributary – J. Stone shared her thoughts that maybe D. Branch can be the Tributary editor. ACTION ITEM: J. Stone to reach out to D. Branch.
- 14. Set next regular board meeting April 25, 2022, 2022 5pm
- 15. Adjourn – O. Mansfield made motion to adjourn the meeting; K. Slechta seconded. Meeting adjourned at 6:21 pm