



DRAFT Minutes – Board of Director's Meeting

5PM – Wednesday, April 25, 2022, ☀ Via [ZOOM](#) ☀ [31910 Country Club Dr.](#)

1. Call meeting to order at 5pm. Meeting conducted via ZOOM and in person– present via ZOOM were J. Rigler, K. Slechta, M. Martinez; in person: Epicenter Management – R. Franco and J. Stone.
2. Hearing – Homeowners
3. Review Minutes & Action Items from March 28, 2022, Board of Directors Meeting. K. Slechta made a motion to approve the minutes, O. Mansfield seconded. Minutes approved.
4. New Business
 - a. a. Olive Trees Annual Spray: Discussion. It has not been done. **ACTION ITEM: K. Slechta to LC to see when they can schedule the spray. ACTION ITEM: J. Stone to ask Morris Tharp about his annual spraying.**
5. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses and invoices paid.
 - ii. Delinquent Account: Lot will go into auction but the process takes time.
 - b. Notes from Community Financials – Discussion: Looking for a new company that is a better fit for the association. **ACTION ITEM: K. Slechta and O. Mansfield to work together to find financial companies. ACTION ITEM: J. Stone will reach out to local HOAs to inquiry about financial companies.**
 - c. Notes from Treasurer - Discussion
6. Epicenter Communications
 - d. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards.
ACTION ITEM: R. Franco to add J. Stone to the Dropbox access list.
ACTION ITEM: R. Franco to correct the agenda page with meeting time.
ACTION ITEM: R. Franco will work with J. Stone to streamline the DRAFT proofing process.
ACTION ITEM: J. Stone to work with R. Franco to create an annual calendar.
7. Committee Reports
 - e. Architectural Committee
 - i. New build application: 32588 Greene Dr. **ACTION ITEM: R. Franco to follow up with property owner to get the application and the \$200 processing fee.**
 - f. Landscape Committee
 - i. LC Kaylor Quote: Pest Control: M. Mahoney treated the trees by the pool with a horticulture oil.

- g. Social Committee
 - i. Ty's Pool Services: All invoices have been received. **ACTION ITEM: R. Franco to contact Ty to correct the address on the invoices.**
 - ii. Pool Celebration: Email Blast will go out to all residents: **ACTION ITEM: J. Stone to email R. Franco the flyer.**
- 8. Real Estate
 - a. Updates on the properties that have sold and are currently for sale.
- 5. Pool
 - a. Hours change on May 1st. **ACTION ITEM: R. Franco to change the pool hours.**
 - b. Camera: The camera is still not working. **ACTION ITEM: M. Martinez will investigate the issue.**
- 6. Wastewater Treatment Plant
 - a. Central Cal Waterworks: Everything seems to be going well.
 - b. 12th Fairway update: Discussion.
 - c. Generator Service: The generator needs to be serviced. **ACTION ITEM: K. Slechta will contact EM Tharp to schedule service**
- 7. Gates
 - a. Reports: Discussion: **ACTION ITEM: R. Franco to contact Ty regarding his gate code.**
- 8. Tributary: **ACTION ITEM: J. Stone to contact D. Branch to see if she wants to be the editor.**
- 9. Set next regular board meeting May 23, 2022, 5pm
- 10. Adjourn – J. Stone made motion to adjourn the meeting; O. Mansfield seconded.
Meeting adjourned at 6:07 pm