



### Minutes – Board of Director's Meeting

2PM – Monday, June 27, 2022, ☀ Via [ZOOM](#)

1. Call meeting to order at 2:13pm by O. Mansfield. Present via ZOOM: K. Slechta. Present in person: O. Mansfield, J. Stone, Epicenter Management – R. Franco; and Residents: Michael Mahoney; Guy Huffaker. The Board members not in attendance: J Rigler, President and M. Martinez, Vice President.
2. Hearing – Homeowners
  - a. Property Line: 32597 Montgomery Dr. Homeowner needs to contact the County to get the title documents to determine the property lines.
3. Review Minutes & Action Items from May 23, 2022, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the May's board meeting minutes; K. Slechta seconded. Minutes approved.
4. New Business
  - a. Insurance Claim – Resident to work with the insurance company to handle the claim. **ACTION ITEM: Rita to follow up with resident to contact the insurance company.**
  - b. Project – Main Gate Lighting quote: K.Slechta made a motion to approve the quote from the electrician; J. Stone seconded. Motion approved. **ACTION ITEM: Kathy to follow up with electrician.**
5. Old Business
  - a. Delinquent Account – Discussion. K.Slechta updated the directors on the auction taking place on July 14<sup>th</sup>. **ACTION ITEM: K.Slechta to contact the auction company to get updates and discuss the fees.**
6. Treasurer's Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. Informed the board the 2023 budget will need some revisions due to the increased costs throughout the country.
  - b. Notes from Community Financials – Notes from Treasurer - Discussion
6. Epicenter Communications
  - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards. **ACTION ITEM: Rita to work on transferring the RIEHOA files in Google Drive from Dropbox.**
7. Committee Reports
  - b. Architectural Committee
    - i. New build application: 32588 Greene Dr. The revised application as been approved for Step 1 (Preliminary Approval) of the application process.

***ACTION ITEM: R. Franco to follow up with property owner with the Architectural committee & board's decision.***

- ii. New Agenda Item: Create a code enforcement subcommittee: Community members needed.
  - iii. New Agenda Item: Subcommittee to review Rule and Regulations.
  - iv. Noncompliance letters: ***ACTION ITEM: Rita to send letters to residents to remind them of upkeep required for weeds in flower beds.***
  - c. Landscape Committee
    - i. Continuous Violation: No improvement on the property. Board will seek legal advice or review possible actions to take in order to get property in compliance with Rules & Regulations.
    - ii. Western Woodlands: Done.
    - iii. Phase III: ***ACTION ITEM: K.Slechta to contact Vollmer for quote and date when they can complete the project.***
  - d. Social Committee: No Discussion.
8. Real Estate
- a. Property for sale: 32724 Greene Dr.
6. Pool
- a. Pool Reservations – Private Party: M. Thompson (August 6, 2022)
  - b. Caulking project: ***ACTION ITEM: Homeowner Michael Mahoney volunteered to inspect the caulking at the pool.***
  - c. Subcommittee Member: D. Branch will help the board oversee Pool projects.
7. Wastewater Treatment Plant
- a. Golf Course/12<sup>th</sup> Fairway update –New Irrigation Schedule is Monday, Wednesday, and Friday. Terry will follow up with updates to K.Slechta. Recommended to hire an engineer to evaluate the fairway. ***ACTION ITEM: Homeowner Guy Huffaker to get a list of engineers to the board.***
  - b. Central Cal Waterworks Update: Less site visits.
8. Gates
- a. Reports: Discussion
  - b. HOLD Open: No request
  - c. Main Gate Pedestrian gate is needed for safety reasons. Add to Annual Meeting Agenda.
9. Tributary: D. Branch will be the editor.
10. Set next regular board meeting July 25, 2022 – 2pm
11. Adjourn – O. Mansfield made motion to adjourn the meeting; J. Stone seconded. Meeting adjourned at 3:58pm