



### Minutes – Board of Director's Meeting

5PM – Monday, May 23, 2022, ☀ Via [ZOOM](#)

1. Call meeting to order at 5:04 pm by K. Slechta. Meeting conducted via ZOOM. Present via ZOOM were J. Rigler, K. Slechta, M. Martinez; J. Stone; O. Mansfield; and Epicenter Management – R. Franco; Residents: Michael and Kathy Mahoney; Guy Huffaker; Central Cal Works: Jason Sherrell and Daniel
2. Hearing – Homeowners
  - a. Discussion about the property on Montgomery Dr. something needs to be done and items needs to remind on the agenda until violation has been resolved.  
**ACTION ITEM: Rita to mail out letter regarding suspension of benefits.**
3. Review Minutes & Action Items from April 25, 2022, Board of Directors Meeting. Minutes not approved; J. Stone would like to review the minutes again. **ACTION ITEM: Rita to resend the draft minutes to J. Stone for a final review.**
4. New Business
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: Foreclosure proceedings have started.
  - b. Notes from Community Financials – K. Slechta has send the directors some information on a management company. Directors need to review. J. Stone was not able to get any management companies from local HOAs.
  - c. Notes from Treasurer - Discussion
6. Epicenter Communications
  - d. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards.
7. Committee Reports
  - e. Architectural Committee
    - i. New build application: 32588 Greene Dr. **ACTION ITEM: R. Franco to follow up with property owner with the architect's recommendations.**
  - f. Landscape Committee
    - i. Olive Trees Spray: LC Kaylor was able to spray before the blooming season started.
  - g. Social Committee: J. Stone provided a recap of the Pool Celebration. It went well.
8. Real Estate
  - a. Updates on the properties that have sold and are currently for sale.
5. Pool

- a. Trash Cans – The pool trash cans have disappeared. **ACTION ITEM: O. Mansfield to contact Waste Management for new cans.**
  - b. Camera – M. Martinez has fixed the camera.
- 6. Wastewater Treatment Plant
  - a. Central Cal Waterworks Update: Directors were updated on the call that occurred over the weekend. The computer's motherboard is not working. A temporary fix was done.
  - b. 12<sup>th</sup> Fairway update: Discussion. Central Cal has adjusted the flow schedule and it helped. Suggestion would be to cut back on the irrigation. Excessive water is saturating the area. **ACTION ITEM: K. Slechta to follow up with Terry to set up a meeting to discuss the leach problem and to come up with a solution.**
- 7. Gates
  - a. Reports: Discussion
  - b. Gate Code: K. Slechta informed the directors that Joan Harvey would like to get a gate code so she can get into the community as she drives into Springville. K. Slechta made a motion to approve the request; O. Mansfield seconded. Motion approved.
  - c. Lights at the main gate: **ACTION ITEM: K. Slechta and O. Mansfield to work with Jack to get the light fixed.**
- 8. Tributary: Del Oro fee increase, Watering Schedule,
- 9. Set next regular board meeting June 27, 2022 2pm
- 10. Adjourn – J. Rigler made motion to adjourn the meeting; O. Mansfield seconded.  
Meeting adjourned at 6:31 pm