



Minutes – Board of Director's Meeting

2PM – Monday, July 25, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 1:07pm by President J. Rigler. Present via ZOOM: Jason Sherrell with Central Cal Water Works. Present in person: J. Rigler, K. Slechta, O. Mansfield, M. Martinez; Epicenter Management – R. Franco; and Residents: Michael Mahoney; Dana Branch, and Guy Huffaker. The Board member not in attendance: J. Stone – Secretary.
2. Hearing – Homeowners
 - a. Non-compliance homes: Letters Sent
 - b. Solar Panel Application: 32644 Greene Dr. More information is needed – **Action Item: Rita to follow up with homeowner.**
 - c. Waiver of late/interest fee: Resident reached out asking for waiver. Board does not handle such requests. Resident to contact Community Financial Services.
ACTION ITEM: Rita to follow up with resident.
3. Review Minutes & Action Items from June 27, 2022, Board of Directors Meeting – Action items were completed. K. Slechta made a motion to approve the June's board meeting minutes; O. Mansfield seconded. Minutes approved.
4. New Business
 - a. Main Gate: Lighting – Electric Project: K.Slechta is working with electrician to complete the project.
 - b. Solar Panel Application: 32937 Riverside Dr. – Approved via email.
 - c. Compliance: Volunteers needed to be part of the compliance committee. **Action Item: Add announcement to the Tributary.**
 - d. Rules and Regulations subcommittee: Discussion. Volunteers needed to be part of the committee.
5. Old Business
 - a. Continuous Violation: Montgomery Dr. Discussion- Trying to find a solution.
ACTION ITEM: Rita to call Animal Control.
ACTION ITEM: Review the ECHO journal for resources
6. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. **ACTION ITEM: K. Slechta to set up a site visit with Fred for the annual reserve study.**
 - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications
 - a. Letters sent/received: All letters have been sent
 - b. Dropbox function: No Discussion
 - c. Website: Past minutes have been removed from the website. **ACTION ITEM: Rita to add a wording on the website regarding past minutes**
 - d. Bulletin Boards. No Discussion.

e. Director's Emails: Some directors still having some problems with accessing their RIEHOA email. **ACTION ITEM: Rita to reach out to OACY's.**

8. Committee Reports

- a. Architectural Committee
 - ii. New build application: 32588 Greene Dr.: Application is still active.
- b. Landscape Committee
 - iii. Phase III: Vollmer weed abatement project: Completed.
 - iv. Spraying the tree project: O. Mansfield made a motion to spray the trees with water; Discussion. **ACTION ITEM: Oma to get a proposal/cost from Jack to spray the trees.**
 - v. Broken tree branch: Roberto will take care of it.
- c. Social Committee: No Discussion.

9. Real Estate

- a. Property for sale: 32470 River Island Lane; 32532 Greene Dr.; 32732 Greene Dr. and 32746 Greene Dr.

10. Pool

- a. Pool Reservations – No new requests.
- b. Pool Maintenance – D. Branch updated the directors of the equipment the pool contractor needs. O. Mansfield made a motion to approve the purchase of the vacuums; K. Slechta seconded. Motion approved.
- c. County's Report: Ty will fill out the paperwork once the drain covers have been replaced.
- d. Restroom Maintenance Items – K. Slechta provided a quote from Jeff Wally to have items fixed: Light motion and timer switches. Quotes were accepted.
- e. Pool signs – Faded signs need to be replaced. O. Mansfield made a motion to budget \$1000 for the signs; M. Martinez seconded. Motion was approved.
ACTION ITEM: K. Slechta to order the signs.

11. Wastewater Treatment Plant

- a. Golf Course/12th Fairway improvement– Discussion continues. Resident G. Huffaker shared his concerns to the board. He highly recommends finding an engineer to evaluate the area. **ACTION ITEM: Jason (Central Cal) to reach out to some engineers. ACTION ITEM: Rita to email G. Huffaker's Jason Sherrell's contact information.**
- b. Central Cal Waterworks Update – Generator Battery Replacement: Done. All is working well. New item filter media needs to be replaced

12. Gates

- a. Reports & HOLD OPEN: Discussion and No pending HOLD OPEN requests.

13. Tributary: Pool Rules and Age limit, volunteers needed for compliance committee

14. Set next regular board meeting – Monday, August 29th at 5pm

15. Adjourn – O. Mansfield made motion to adjourn the meeting; M. Martinez seconded.
Meeting adjourned at 3:17pm