



Minutes – Board of Director's Meeting

5PM – Monday, August 29, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:05pm by President J. Rigler. Present via ZOOM: K. Slechta and Daniel Robarge with Central Cal Water Works. Present in person: J. Rigler, O. Mansfield, M. Martinez; J. Stone; Epicenter Management – R. Franco; and Residents: Michael Mahoney; and Guy Huffaker.
2. Hearing – Homeowners
 - a. Loose Dogs: Two dogs have been spotted roaming in the community. **ACTION ITEM: All to keep an eye out to see if dogs are spotted again.** Also, reminder for residents to pick up after their dogs. **ACTION ITEM: Add reminder in Tributary**
3. Review Minutes & Action Items from July 25, 2022, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the July's board meeting minutes; M. Martinez seconded. Minutes approved.
4. New Business
 - a. Overgrown Branch: Common Area – Irish Lane. It has been taken care of.
 - b. Board Leadership/Directors' Responsibilities: Discussion. **ACTION ITEM: Rita to draft a list of committees with director's liaisons and community volunteers for each committee. ACTION ITEMS: Rita to update the vendors/contractors list.**
 - c. New Applications:
 - i. Solar Panel Application: 32692 Greene Dr.- Application is not complete. **ACTION ITEM: Rita to Follow up with resident.**
 - ii. Exterior Painting: 32459 River Island Lane – Project was completed.
 - iii. 2 new applications submitted August 29th: 32432 River Island Lane: Installation of black wrought iron; and 32459 River Island Lane: Installation of patio cover. Applications need more time to review. **ACTION ITEM: Rita to follow up with residents.**
5. Old Business
 - a. Continuous Violation: Montgomery Dr. Discussion- Review David and Sterling to check if we have exhausted all remedies.
 - b. Solar Panel Application: 32692 Greene Dr. – Completed
 - c. Main Lighting Project: K.Slechta continues to work with electrician to complete the project.
6. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. Annual Reserve Study: Site visit Wednesday, September 8th.
 - b. Notes from Community Financials – Notes from Treasurer – Discussion. **ACTION ITEM: Directors to review the last financial company's proposal.**
7. Epicenter Communications

- a. Letters sent/received: All letters have been sent
 - b. Dropbox function: **ACTION ITEM: Email J. Stone link to access the files.**
 - c. Website: No Discussion.
 - d. Bulletin Boards. No Discussion.
8. Committee Reports
- a. Architectural Committee
 - ii. New build application: 32588 Greene Dr.: Application is still active.
 - b. Landscape Committee
 - iii. Broken tree branch: Completed.
 - c. Social Committee: Halloween Celebration. J. Stone will start to organize the event. **ACTION ITEM: J. Stone to create flyer and Rita to send out to residents.**
9. Real Estate
- a. Property for sale: 32470 River Island Ln; 32532 Greene Dr.; 32732 Greene Dr. and 32746 Greene Dr.; 32462 River Island Ln.
10. Pool
- a. Pool Reservations – RIWGA Luncheon – September 8th.
 - b. Signs – On hold for now. Drain covers replacement- Completed; Men’s restroom window – Still pending; Restroom light switches – completed.
 - c. Pool lighting: **ACTION ITEM: M. Martinez to check the light timer. ACTION ITEM: M. Martinez to move camera to point at the walk path.**
11. Wastewater Treatment Plant
- a. Golf Course-New Irrigation schedule – Discussion continues - Daniel Robarge provided an update on the 12th Fairway improvement. Daniel has been in contact with Provost & Pritchard Engineering Group. The meeting has been set for September 6th. Daniel will coordinate the meeting. Resident G. Huffaker shared his recommendations to find two more engineering groups to evaluate the area. **ACTION ITEM: Daniel (Central Cal) to reach out to a second engineering company and coordinate a meeting time with Provost & Pritchard.**
 - b. Central Cal Waterworks Update – Drive needs to be replaced. Plant is running on one filter. **ACTION ITEM: Daniel to get a quote to replace the drive and follow up with K. Slechta.**
12. Gates
- a. Reports & HOLD OPEN: HOLD OPEN request: RIWGA Luncheon – September 8th 11am – 2pm. **EVENT CANCELLED DUE TO HEAT ADVISORY.**
13. Tributary: Dogs, Halloween Celebration, Pool Door (closed), volunteers for compliance committee needed, and Solar Panel application submission.
14. Set next regular board meeting – Monday, September 26th at 5pm
15. Adjourn – M. Martinez made motion to adjourn the meeting; J. Stone seconded.
Meeting adjourned at 7:09 pm