



Minutes – Board of Director's Meeting

5PM – Monday, September 26, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:01pm by President J. Rigler. Present via ZOOM: J. Rigler, K. Slechta, M. Martinez, and Jason Sherrell with Central Cal Water Works. Present in person: O. Mansfield, J. Stone; Epicenter Management – R. Franco; and Residents: Guy Huffaker.
2. Hearing – Homeowners
 - a. No Report
3. Review Minutes & Action Items from August 29, 2022, Board of Directors Meeting – Action items were completed. J. Stone made a motion to approve the August's board meeting minutes; O. Mansfield seconded. Minutes approved.
4. New Business
 - a. Rewrite of Rules and Regulations – Next Month Item
5. Old Business
 - a. Continuous Violation: Montgomery Drive: Discussion.
 - b. Main Gate Lighting – Electric Project: Pending
 - c. Animal Control: M. Martinez provided an updated on what options we have regarding the cats. **ACTION ITEM: Oma to contact the Feline Coalition. Give information to Rita**
6. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses.
 - b. Notes from Community Financials – Notes from Treasurer: Discussion.
 - c. Collections: Past Due Accounts affecting general account– Executive Session: Not needed discussion via email.
 - d. 1. Reserve Study: Site Visit: Discussion. K. Slechta provided update from the site visit. **ACTION ITEM: K. Slechta to work with vendor to update project life span on the reserve study report.**
2. Annual Budget: Discussion. Separate meeting scheduled for Wednesday, October 19, 2022, at 5pm via ZOOM.
 - d. New Financial Company: **ACTION ITEM: J. Rigler to reach out to local consultant and get more information about their services and fees.**
7. Epicenter Communications
 - a. Letters sent/received: **ACTION ITEM: Rita to send out letters to residents with landscape maintenance violations.**
 - b. Dropbox function: No Discussion.
 - c. Website: No Discussion.
 - d. Bulletin Boards. No Discussion.
8. Committee Reports

- a. Architectural Committee
 - i. New build application: 32588 Greene Dr.: Application is still active. Waiting on county's permit for second phase.
 - ii. 32459 River Island Lane: Patio Cover – Approved via email.
 - iii. 32432 River Island Lane: Wrought Iron Fence – Approved via email.
 - b. Landscape Committee
 - i. Winter Seeding: No grass cutting for 2 weeks. **ACTION ITEM: Rita to email residents.**
 - c. Social Committee: Halloween Celebration. J. Stone has reached out to volunteers to help with 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 – Pool closure – October 1, 2022. **ACTION ITEM: Rita to send out email blast. ACTION ITEM: Jack to put away furniture.**
 - b. Update on repair projects: Cameras and light timer: All completed
 - c. Drain Covers Replacement: The county returned the report because a pool contractor is needed. **ACTION ITEM: M. Martinez to reach out to a contact who can help with signing off the report.**
11. Wastewater Treatment Plant
- a. 12th Fairway - Discussion continues – The directors continue to work with Cal Waterworks to find a solution. Cal Waterworks will coordinate visit with engineering companies to get a professional analysis.
 - b. Central Cal Waterworks Update – 1 emergency call due to the blower failing.
12. Gates
- a. Reports & HOLD OPEN: HOLD OPEN request: Discussion on reports. No request for hold.
13. Tributary: Halloween Celebration and Pool closure.
14. Set next regular board meeting – Monday, October 24, 2022, at 5pm
15. Adjourn – J. Stone made motion to adjourn the meeting; O. Mansfield seconded.
- Meeting adjourned at 6:27 pm