



FINAL Minutes – Board of Director's Meeting

5PM – Monday, October 24, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:03pm by President J. Rigler. Present via ZOOM: J. Rigler. Present in person: K. Slechta, J. Stone; Epicenter Management – R. Franco; and Residents: Kathy Mahoney; Horace Wells, and Guy Huffaker. Board member not in attendance: M. Martinez: Vice President and O. Mansfield: Member at Large.
2. Hearing – Homeowners
 - a. Golf Xmas Parade: Resident Horace Wells has shared the date for the Golf Cart Xmas Parade; Sunday, December 4, 2022. He will create flyer and send to Rita to print. He will handout to residents.
3. Review Minutes & Action Items from September 26, 2022, Board of Directors Meeting – Action items were completed. J. Stone made a motion to approve the September's board meeting minutes; K. Slechta seconded. Minutes approved.
4. New Business
 - a. Board Member Removal: The member was removed due to being unable to meet Board Member requirements K. Slechta made a motion to have member removed from the board; J. Stone seconded. Discussion. Vote 3-0. Motion Approved. **ACTION ITEMS: J. Stone to draft letter to send to member.**
 - b. Updates to Rules and Regulations: Resident Kathy Mahoney presented some revisions that were made to the current rules and regulations. Directors to review. Voting to take place on next month's meeting.
 - c. New Financial Service: Research on hold.
 - d. Lawn Damage (Common Area): Discussion. Wild pigs have damaged the lawn and resident is concerned. Directors will have Roberto look at the area. Possible suggestion will be to put gravel. **ACTION ITEM: K. Slechta to talk to Roberto and M. Mahoney, for recommendations.**
5. Old Business
 - a. Continuous Violation: Montgomery Dr. Discussion- Trying to find a solution. K. Slechta mentioned the Alternative Dispute Resolution Summary needs to be conducted to find a solution.
6. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. K. Slechta is concerned because delinquent accounts are affecting the funding to the general and reserve account.
 - 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: No Discussion.
- d. Bulletin Boards. No Discussion.
- 8. Committee Reports
 - a. Architectural Committee
 - ii. New build application: 32588 Greene Dr.: Application is still active. Waiting for second phase of the application and County Permit.
 - b. Landscape Committee
 - i. 2023 contract proposal: The new contract shows a 5% increased. Discussion. K. Slechts made a motion to accept the contract as written; J. Stone seconded. Contract approved
 - c. Social Committee: Halloween at the west gate: J. Stone has a volunteer to help set up, discussed details. **ACTION ITEM: Rita to send out reminder and that candy is needed.**
- 9. Real Estate
 - a. Property for sale: 32746 Greene Dr.; Lot: 32532 Greene Dr.
 - b. Foreclosed Lots: Association owns lots now. Discussion. **ACTION ITEM: J to contract realtor to get value of lots. ACTION ITEMS: Rita to send out email blast to residents regarding the lots.**
- 10. Pool
 - a. Pool Reservations – No new requests.
 - b. 2023 contract proposal: **ACTION ITEM: Rita to follow up with vendor.**
 - c. Final pool safety inspection report: Pump leakage. Rita has reached out to vendor for update and vendor has not reported back.
- 11. Wastewater Treatment Plant
 - a. Golf Course/12th Fairway improvement– Discussion continues. Resident G. Huffaker continues to share his concerns to the board. He has volunteered to work with Central Cal to find additional engineering company to evaluate the area. **ACTION ITEM: K. Slechts to email G. Huffaker Daniel Robarge's contact information.**
 - b. Central Cal Waterworks Update – K. Slechts discovered some loud noise coming from the WWTP room and Central Cal Waterworks was going to investigate.
- 12. Gates
 - a. Reports & HOLD OPEN: Discussion and No pending HOLD OPEN requests.
 - b. Battery Replacement: During last power outage it was discovered that the batteries at the main gate need to be replaced. Waiting for vendor to complete project.
 - c. Pending Main Gate Lighting: Electrician is needed to complete project.
- 13. Tributary: 60 day approval for applications, Tree removal fee, complaints to Rita and in writing, dog barking, and Xmas parade.
- 14. Set next regular board meeting – Monday, November 28, 2022 at 5pm
- 15. Adjourn – J. Stone made motion to adjourn the meeting; K. Slechts seconded. Meeting adjourned at 6:25pm