



Minutes – Board of Director's Meeting

5PM – Monday, December 19, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:02pm by President J. Rigler. Present via ZOOM: J. Rigler, K. Slechta, and Residents: Michael and Kathy Mahoney. Present in person: O. Mansfield, J. Arnold; C. Schaeffer; Epicenter Management – R. Franco; and Residents: Guy Huffaker.
2. Hearing – Homeowners
 - a. Verbal Complaint- Guest Parking on Montgomery Dr. J. Rigler reminded Rita that all complaints need to be submitted in writing.
3. Review Minutes & Action Items from November 28, 2022, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the November's board meeting minutes; J. Arnold seconded. Minutes approved.
4. New Business
 - a. Repair on Wooden Stake Fence: Discussion. **ACTION ITEM: O. Mansfield to follow up with Jack to see if he can fix the fence. J. Rigler might have some material Jack can use for repair.**
5. Old Business
 - a. Continuous Violation: Montgomery Dr. Discussion. Homeowner has not responded to the letter. Legal advice is needed to find solution. **ACTION ITEM: Rita to draft another letter and J. Arnold to help review the letter.**
 - b. Hot Tub Installation: Application Needed. Resident has not followed up with the application. **ACTION ITEM: Rita to draft a letter stating \$200 fine if application is not received. J. Arnold to review letter.**
6. Treasurer's Report
 - a. Accounts Review
 - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. Reminded the board about the fee increase effective January 1, 2023. **ACTION ITEM: Rita to send out email blast to residents.**
 - ii. Annual Meeting – February 26, 2023. **ACTION ITEM: Rita to send out email blast to residents regarding packets and proxy forms. ACTION ITEM: K. Slechta to reach out to RICC to confirm the Annual Meeting.**
 - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications
 - a. Letters sent/received: Rita working several letters.
 - b. Dropbox function: Discussion for 2023 start using google drive for document review.
 - c. Website: **ACTION ITEM: Rita to post the revised Rules and Regulations.**
 - d. Bulletin Boards. No Discussion.
8. Committee Reports
 - a. Architectural Committee

- i. New build application: 32588 Greene Dr.: Application is still active. Waiting for second phase of the application and County Permit.
 - ii. New Application: Michael Mahoney – Landscape for new property. Michael will email application so directors can review.
 - b. Landscape Committee
 - i. No Discussion
 - c. Social Committee
 - i. Xmas Parade Recap: J. Arnold expressed that it was a great event. There were 17 carts that participated.
- 9. Real Estate
 - a. Property for sale: 32608 Irish Lane; 32746 Greene Dr.; Lot: 32732 Greene Dr.; 32470 River Island Lane (under contract); 32867 Riverside Dr.
 - b. Vacant Lots on Riverside Dr.: **ACTION ITEM: J. Rigler will research and contact a realtor to put the lots for sale.**
- 10. Pool
 - a. Pool Reservations – No new requests.
 - b. 2023 contract proposal: Discussion. Received new proposal from a new vendor but they are not licensed. Current vendor has not submitted the new 2023 service contract. **ACTION ITEM: Rita to follow up with new vendor to get proof of insurance.**
- 11. Wastewater Treatment Plant
 - a. Golf Course/12th Fairway improvement– Discussion continues. Area has not improved and with recent rains the area has become very saturated. Resident G. Huffaker will reach out to another engineering company to evaluate the area. He will set up a meeting with the engineers.
 - b. Central Cal Waterworks – K. Slechta provided an update on the 2023 service contract.
- 12. Gates
 - a. Reports & HOLD OPEN: No HOLD OPEN request
 - b. Main Gate Lighting: Electrician can not complete the project. ACTION ITEM: J. Rigler to contact Ruffa to complete the project. ACTION ITEM: Rita to contact current electrician to get the equipment.**
- 13. Tributary: Things to know vacant lots for sale; HOA monthly due increase, and gate safety feature, will open when foggy.
- 14. Set next regular board meeting – Monday, January 30, 2023, at 5pm
- 15. Adjourn – K. Slechta made a motion to adjourn the meeting; O. Mansfield seconded. Meeting adjourned at 6:30pm