



### Minutes – Board of Director's Meeting

5PM – Monday, November 28, 2022, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:02pm by President J. Rigler. Present via ZOOM: K. Slechta, Residents: Michael and Kathy Mahoney, and Shirley Houser. Present in person: J. Rigler, O. Mansfield, J. Stone; Epicenter Management – R. Franco; and Residents: Guy Huffaker.
2. Hearing – Homeowners
  - a. Written Complaint- Montgomery Dr.: A letter has been sent to the property owner.
  - b. Unapproved Hot Tub installation application: Resident has been reached out via email several times asking to submit the application. Application has not been received. If application is not received a violation fee will be added to the account. **ACTION ITEM: Rita to follow up with resident.**
  - c. Lawn Damage: Resident J. Denney expressed his concerns about what has been planned as a solution (Desert scape). The board informed the resident those were the plans, but the board has decided to not move forward.
3. Review Minutes & Action Items from October 24, 2022, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the October's board meeting minutes; K. Slechta seconded. Minutes approved.
4. New Business
  - a. Vacant board position: Board reviewed the application. J. Stone made a motion to approve the board application; O. Mansfield seconded. Motion approved. **ACTION ITEM: Rita to follow up with Charlotte Schaeffer. She will serve on the board till February 2023.** 3 positions are coming up to term in 2023.
5. Old Business
  - a. Continuous Violation: Montgomery Dr. See 2. Hearing (a)
  - b. Rules and Regulations Revisions: Discussion- Board reviewed the revisions and suggested some corrections. K. Mahoney will make changes. Board approved the revisions with corrections. **ACTION ITEM: Rita to post new Rules and Regulations on the website and include in the Annual meeting packet.**
6. Treasurer's Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. She also shared with the board the HOA fees will increase to \$300 for developed lots and \$225 for non-developed lots starting January 1, 2023. Information to be included in the annual meeting packet. **ACTION ITEM: Annual Meeting packets being sent to residents by November 30<sup>th</sup>**
    - ii. 2023 Projects: Pool resurfacing/the deck; 12<sup>th</sup> fairway, and the WWTP
  - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications

- a. Letters sent/received: All letters have been sent
  - b. Dropbox function: Review the possibility of creating a google drive for the association.
  - 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. Solar Panel Installation: 32692 Greene Dr.: Board reviewed and approved application. **ACTION ITEM: Rita to follow up with resident.**
  - b. Landscape Committee
    - i. Lawn Damage: See 2. Hearing (s)
  - c. Social Committee: Halloween at the west gate: J. Stone provided a recap on the event. All went well. She also shared some other ideas/events for next year.
- 9. Real Estate
  - a. Property for sale: 32746 Greene Dr.; Lot: 32732 Greene Dr.; 32470 River Island Lane; 32867 Riverside Dr.
  - b. Vacant Lots on Riverside Dr.: J. Rigler will research and contact a realtor to put the lots for sale. **ACTION ITEM: Add information in the Tributary to let residents know.**
- 10. Pool
  - a. Pool Reservations – No new requests.
  - b. 2023 contract proposal: Not have received yet. **ACTION ITEM: Rita to follow up with vendor.**
- 11. Wastewater Treatment Plant
  - a. Golf Course/12<sup>th</sup> Fairway improvement– Discussion continues. Area has not improved. The area is very saturated. Resident G. Huffaker will reach out to another engineering company to evaluate the area. **ACTION ITEM: G. Huffaker with work with Central Cal Waterworks to meet with engineering company.**
  - b. Central Cal Waterworks Update – K. Slechta provided an update on the generator service.
  - c. Additional fund request for maintenance: Request on hold until it's known if the digging will help with the saturation.
- 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: Recap on Halloween and Xmas parade; vacant lots for sale; and HOA monthly dues increase.
- 14. Set next regular board meeting – Monday, December 19, 2022 at 5pm
- 15. Adjourn – O. Mansfield made a motion to adjourn the meeting; K. Slechta seconded. Meeting adjourned at 6:42pm