



### Minutes – Board of Director's Meeting

5PM – Monday, February 20, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:01 pm by President J. Rigler. Present via ZOOM: K. Slechta. In Person: J. Rigler, O. Mansfield, C. Schaeffer; J. Arnold; Residents: Michael and Kathy Mahoney; Guy Huffaker and Epicenter Management - R. Franco.
2. Hearing – Homeowners –
  - a. WWTP History – Resident Guy Huffaker shared the WWTP history presentation he will present at the Annual Meeting – February 26, 2023.
  - b. Dog Attack Incident: Rita updated Directors on the incident and informed them that the dog owner contacted the affected neighbor.
  - c. Sewer Connection – **ACTION ITEM: Rita to follow with L. Wilkerson to confirm he is connected to the sewer line. Rita to follow up with Community Financials.**
3. Review Minutes & Action Items from January 30, 2023, Board of Directors Meeting – Action items were completed. J. Arnold made a motion to approve the January's board meeting minutes; O. Mansfield seconded. Minutes approved.
4. New Business
  - a. Common Area: Bush Removal – **ACTION ITEM: J to contact club house to discuss the bush removal and replacement.**
  - b. New Residents: Rita shared the new residents to the community.
5. Old Business
  - a. Continuous Violation: Violations have not been resolved. New pictures have been submitted. **ACTION ITEM: Rita to reach out to homeowner to set up meeting.**
6. Treasurer's Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses. No other financial information was provided. The financial reports are available around the 24<sup>th</sup> of every month.
    - ii. Annual Meeting – February 26, 2023. **ACTION ITEM: Rita to send out constant reminders to residents and contact those that do not live in the community to return the proxy form.**
  - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications
  - a. Cameras at the pool: **ACTION ITEM: Rita to get login information for the camera.**
  - b. New Management Company: Discussion: M. Mahoney share Epicenter Management concerns. Is the contract being terminated? Board only seeking financial management company.
8. Committee Reports
  - a. Architectural Committee

- i. New build application: 32588 Greene Dr.: Application is still active.  
Second phase has been completed. Waiting for architect's final approval.
  - b. Landscape Committee
    - i. Agaves at the main gate: Michael Mahoney informed the board that a bug is killing the agaves at the main gate.
    - ii. Landscape Maintenance: House on Greene Dr. Needs some bushes and tree trimmed. **ACTION ITEM: Oma to reach out to Roberto to trim the tree.**
  - c. Social Committee
    - i. No Discussion
- 9. Real Estate
  - a. Property for sale: Discussion – Properties have sold.
  - b. Vacant Lots on Riverside Dr.: Realtor has put the lots for sale. Selling price \$39,000 each lot.
- 10. Pool
  - a. Pool Reservations – No requests at this time.
  - b. 2023 contract proposal- Tidal Wave Pool Service Proposal: They will start on March 1, 2023.
  - c. New Signs – Tabled item until after the annual meeting.
- 11. Wastewater Treatment Plant
  - a. Central Cal Waterworks – All good.
  - b. 12<sup>th</sup> Fairway – Updates
    - i. Provost and Pritchard: The engineers will have report later this week.
- 12. Gates
  - a. Reports & HOLD OPEN: No HOLD OPEN request at this time.
  - b. Main Gate Lighting: Tabled item until the next board meeting.
- 13. Tributary: Dogs
- 14. Set next regular board meeting – March 27, 2023, at 5:00pm
- 15. Adjourn – K. Slechta made a motion to adjourn the meeting; O. Mansfield seconded.  
Meeting adjourned at 6:22 pm