



Minutes – Board of Director's Meeting

5PM – Monday, March 27, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:15 pm by President J. Arnold. Present via ZOOM: Resident Michael and Kathy Mahoney. In Person: J. Arnold, D. Branch, O. Mansfield, H. Pregler, C. Schaeffer; Jason Sherrell – Cal Water Works; and Epicenter Management - R. Franco.
2. Hearing – Homeowners –
 - a. Commercial Vehicle Violation – Compliant received from resident. **ACTION ITEM: Rita to send letter to resident.**
3. Review Minutes & Action Items from February 21, 2023, Board of Directors Meeting – Action items were completed. Minutes were not completed on time; minutes will be approved at the next meeting.
4. New Business
 - a. New Board of Directors:
President: Joanie Arnold
Vice President: Dana Branch
Treasurer: Oma Mansfield
Secretary: Holly Pregler
Member at Large: Charlotte Schaeffer
 - b. Seeking a New Financial Company: The board members reviewed two proposals for Financial Management Services. O. Mansfield informed the board she has been talking with Marty Lalanne's CPA services, and she will be happy to provide the financial service again. J. Arnold made a motion to go back with Marty Lalanne's CPA services as our new Financial Management Services; Dana seconded, Motion Approved. **ACTION ITEM: Rita to draft a termination letter to Community Financial Services.**
 - c. Annual Meeting Recap: Meeting went well.
 - d. Review of Maintenance Projects – No Discussion
5. Old Business
 - a. Continuous Violation: Violations have not been resolved. **ACTION ITEM: Rita to continue reaching out to homeowner to set up meeting.**
6. Treasurer's Report
 - a. Accounts Review
 - i. Balances as of 2/28/23: GENERAL ACCOUNT: \$22,316.92; RESERVE ACCOUNT: \$399,665.10 Discussion – No other financial information was provided. The March financial reports were not available for this meeting. **ACTION ITEM: Add in arrears amount to the agenda.**
 - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications
 - a. Email Accounts: New Directors have been set up; **ACTION ITEM: Rita to add new directors to Dropbox.**

- b. Website: Information is missing from the website. **ACTION ITEM: Rita to work with web design company. ACTION ITEM: Rita to add new directors to the website.**
- 8. Committee Reports
 - a. Architectural Committee
 - i. New build application: 32588 Greene Dr.: Application is still active.
 - b. Landscape Committee
 - i. Olive Tree – Annual Spray: **ACTION ITEM: Rita to reach out to Kaylor to schedule service.**
 - ii. Weed Abatement: Phase III: **ACTION ITEM: H. Pregler to reach out to Vollmer to schedule service. ACTION ITEM: C. Schaffer to talk with Roberto to spray the common areas.**
 - c. Social Committee
 - i. May 7th pool social event. **ACTION ITEM: Add to the Tributary.**
- 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 – Priscilla Mallory – May 21, 2023.
 - b. 2023 contract proposal- Tidal Wave Pool Service: They will start on March 1, 2023. All going well.
 - c. New Signs – Tabled item until after the annual meeting.
- 11. Wastewater Treatment Plant
 - a. Monthly Report: Central Cal Waterworks – Jason Sherrell provided an update on how the Wastewater Treatment Plant is working. The plant is working well but since the floods there are no Geozone and the regional board is aware and working with us.
 - b. 12th Fairway – Updates
 - i. Insurance Claim – Adjuster visit went well but before we submit a claim a plan needs to be in place. Provost & Pritchard will need to let us know what the next plan is. **ACTION ITEM: Oma to talk with Guy Huffaker to arrange meeting with Provost & Pritchard.**
- 12. Gates
 - a. Reports & HOLD OPEN: No HOLD OPEN request at this time.
 - b. Main Gate Lighting: **ACTION ITEM: J. Arnold to reach out to Ruffa.**
- 13. Tributary: Pool Social May 7th, Pool reservation, and Weeding
- 14. Set next regular board meeting – April 25, 2023, at 5:00pm
- 15. Adjourn – O. Mansfield made a motion to adjourn the meeting; H. Pregler seconded. Meeting adjourned at 6:23 pm