



### Minutes – Board of Director's Meeting

5PM – Tuesday, April 25, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:00 pm by President J. Arnold. Present in Person: J. Arnold, O. Mansfield, C. Schaeffer; H. Pregler; D. Branch; Residents: Michael and Kathy Mahoney, Guy Huffaker, and Epicenter Management - R. Franco.
2. Hearing – Homeowners –
  - a. HOA late fee waiver – Discussion: Resident will need to put the request in writing and contact Community Financial directly. Directors cannot make this decision.
  - b. Commercial Vehicle Violation – 2<sup>nd</sup> Complaint received from resident. **ACTION ITEM: Rita to send 2<sup>nd</sup> letter to resident.**
  - c. Phase III Land Usage Idea: Discussion: Resident Michael Mahoney approached the board with an idea of offering Phase III land to the country club. The directors agreed and Mr. Mahoney will present the idea to the country club in their next meeting.
3. Review Minutes & Action Items from February 21, 2023, and March 27, 2023, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the minutes for February 21, 2023, and March 27, 2023; H. Pregler seconded. Motion Approved.
4. New Business
  - a. Maintenance/Architectural Application: 32654 Greene Dr. Application approved with the contingency that resident is responsible for all maintenance.
  - b. Maintenance/Architectural Application: 32673 Greene Dr. Application will be approved once the diagram/plans are submitted. **ACTION ITEM: Rita to follow up with resident to get the diagram/plans.**
  - c. Axela Collections Proposal: Discussion. The new financial company does not do collection, so a separate company needs to be contracted. **ACTION ITEM: Directors to review Axela's proposal.**
  - d. New Pool Signs: D. Branch is working with K. Slechta to order and install the new pool signs. O. Mansfield made a motion to approve the ordering and installation of the new signs; Charlotte seconded; Motion approved. **ACTION ITEM: D. Branch to arrange installation of the new signs.**
5. Old Business
  - a. Continuous Violation: Violations have not been resolved. **ACTION ITEM: Rita to continue reaching out to the homeowner to set up meeting.**
6. Treasurer's Report
  - a. Accounts Review
    - i. Balances as of 3/31/23: GENERAL ACCOUNT: \$15,936.11; RESERVE ACCOUNT: \$400,65; Accounts in Arrears: \$12,323. Discussion – No other

- ii. Notes from Community Financials – Notes from Treasurer – The transition to the new financial company starts May 1<sup>st</sup>. Banks and Community Financial will work with O. Mansfield and Marty Lalanne.
- 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.**
  - c. Social Committee
    - i. May 7<sup>th</sup> pool social event. **ACTION ITEM: J. Arnold will get a flyer to Rita for the email blast. ACTION ITEM: J. Arnold to contact Jack to clean the pool area.**
- 9. Real Estate
  - a. Property for sale: No Discussion.
  - b. Vacant Lots on Riverside: Discussion- It's been suggested to reduce the sale price for the lots. O. Mansfield made a motion to reduce the sale price for the vacant lots; D. Branch seconded. Motion approved.
- 10. Pool
  - a. Point of Contact for Contractor: D. Branch will be the contact person for the pool; J. Arnold will be the contact person for other areas in the community.
  - b. Pool Cameras: Discussion- Cameras need to be adjusted.
  - c. Pool Opens May 1<sup>st</sup>. See 6 (c) for more information.
  - d. Pool Reservations – Priscilla Mallory – May 21, 2023.
  - e. New Signs – See New Business 5 (d) for discussion.
- 11. Wastewater Treatment Plant
  - a. Monthly Report: Central Cal Waterworks – No report.
  - b. 12<sup>th</sup> Fairway – Updates
    - i. Insurance Claim – Claim has been denied, insurance does not cover flooding.
    - ii. Provost & Pritchard: Discussion – The soil around the fairway needs to be tested. 15 holes around the fairway will need to be drilled. O. Mansfield made a motion to approve the drilling of the 15 holes; D. Branch seconded. Motion approved.
- 12. Gates

- a. Reports & HOLD OPEN: HOLD Request for Priscilla Mallory's event: May 21, 2023.
  - b. Main Gate Lighting: ***ACTION ITEM: J. Arnold to follow up with Ruffa.***
- 13. Tributary: Marty Lalanne's CPA – New financial company.
  - 14. Set next regular board meeting – May 23, 2023, at 5:00pm
  - 15. Adjourn – O. Mansfield made a motion to adjourn the meeting, D. Branch seconded.  
Meeting adjourned at 6:25 pm