



Minutes – Board of Director's Meeting

5PM – Tuesday, May 23, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Called 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, G. Huffaker, J. Woods; and Epicenter Management - R. Franco. Resident via ZOOM: G. Salazar
2. Hearing – Homeowners –
 - a. Commercial Vehicle: G. Salazar informed the board that she will be using a car cover, but since it will be custom made it will arrive within the next couple of weeks.
 - b. HOA late fee waiver and refund – Discussion: Directors will not make a decision regarding waiving late fees and refund for double payment. Residents will need to contact Community Financial directly.
 - c. Written Complaint – Cobwebs at the gate. Done.
 - d. Written Complaint- Weeds on vacant lots. **ACTION ITEM: M. Mahoney to talk to Roberto regarding weed abatement on vacant lots.**
 - e. Written Complaint- Property on Riverside needs works. The owner lives in SoCal. Get work done and bill the owner.
 - f. Resident Jean Wood attended the meeting because she would like to know where to mail in her due's payment. **ACTION ITEM: O. Mansfield will work with Rita to send out the information.**
3. Review Minutes & Action Items from April 24, 2023, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the minutes for April 24, 2023; D. Branch seconded. Motion Approved.
4. New Business
 - a. Phase III: Vollmer has graded the ground to control weeds.
 - b. SBA Disaster Loan Application: O. Mansfield updated the board of the status of the loan application. Waiting for the loan decision.
 - c. Fence repair – J. Arnold made a motion to have the fence repaired but not to exceed \$1,000; Dana seconded. Vote: 4 yes, 1 no. **ACTION ITEM: J. Arnold to contact Jack McArthur to complete the fence repair.**
 - d. FEMA Application – The association's application was denied. **ACTION ITEM: H. Pregler will reach out to her FEMA contact to get more information.**
 - e. Axela Collection Proposal – Board approved to contract Axela for collections. J. Arnold will be the contact person.
5. Old Business
 - a. Continuous Violation: Montgomery Dr.: Violations have not been resolved. **ACTION ITEM: Rita to continue reaching out to the homeowner to set up meeting.**
 - b. Unauthorized Fencing: **ACTION ITEM: Rita to reach out to the resident and explain the approval process.**

6. Treasurer's Report
 - a. Accounts Review
 - i. Balances as of 5/17/23: GENERAL ACCOUNT: \$24,811.43; RESERVE ACCOUNT: \$331,429.82; Accounts in Arrears: \$ Unknown

Notes from Community Financials – Notes from Treasurer – The transition is going slow.
O. Mansfield will work with Rita to notify residents where to send in their payments.
7. Epicenter Communications
 - a. Email Accounts: Some email addresses are not working. **ACTION ITEM: Rita to investigate the problem.**
 - b. Website: All is good.
8. Committee Reports
 - a. Architectural Committee
 - i. New build application: 32588 Greene Dr.: Application is still active.
 - ii. Architectural Application: Solar Panel Installation – K. Mahoney explained that notice needs to go out to the residents and if they have 2 weeks to report any concerns to Rita. **ACTION ITEM: Rita to send out an email blast and let resident know.**
 - b. Landscape Committee
 - i. Olive Tree – Annual Spray: Done.
 - c. Social Committee
 - i. May 7th pool social event. J. Arnold provided a recap of the event. It went well.
9. Real Estate
 - a. Property for sale: No Discussion.
10. Pool
 - a. New Signs: Signs have been installed.
 - b. Camera's alignment: J. Arnold and H. Pregler will work with M. Mahoney to get connected to the wifi and change login credentials.
11. Wastewater Treatment Plant
 - a. Monthly Report: Central Cal Waterworks – No report.
 - b. 12th Fairway – Updates
 - i. G. Huffaker provided an update on the RICC. It might affect the 12th fairway.
 - ii. Provost & Pritchard: Discussion – O. Mansfield read an email from the engineer.
12. Gates
 - a. Reports & HOLD OPEN: No New Request.
 - b. Main Gate Lighting: Waiting for Ruffa to provide a date to complete the project.
13. Tributary: New Financial Company and Pet Rules
14. Set next regular board meeting – June 27, 2023, at 12:00pm
15. Adjourn – O. Mansfield made a motion to adjourn the meeting, C. Schaeffer seconded.
Meeting adjourned at 6:31 pm