



Agenda – Board of Director's Meeting

4:30 PM – Thursday, August 31, 2023 ☀ 31910 Country Club Dr.

Via ZOOM: <https://us02web.zoom.us/j/87433036777> ☀ PASSWORD: 528689

1. Call to Order, roll call,
2. Hearing – Homeowners
 - a. Written Compliant: Portable Basketball Hoop; Vehicle parking on the street
3. Review Minutes & Action Items from July 25, 2023, Board of Directors Meeting; and August 24, 2023 Special Meeting – P&P proposal
4. New Business
 - a. BoD Vacancy – Appointment of Guy Huffaker
 - b. Maintenance Review Request: 32179 Greene Dr – Removal of Palm Tree
5. Old Business
 - a. SBA Disaster Loan – Status; b. Properties in violation - Update
6. Treasurer's Report
 - a. Accounts Review: a. GENERAL ACCOUNT & RESERVE ACCOUNT; b. Notes from Lalanne; c. Bank paperwork; d. Axela
 - b. Notes from Treasurer
 - c. Reserve Study: 2024 Budget, Annual Meeting Packets (November)
7. Epicenter Communications
 - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards.
8. Committee Reports
 - a. Architectural Committee
 - i. Step II: County Approval- AMD Solutions: 32735 Greene Dr.
 - b. Landscape Committee
 - i. Trees by the Pool; ii. Lawn Service Complaints, iii. Del Oro: New watering schedule
 - c. Social Committee: Halloween at the West Gate
9. Real Estate
 - a. New Owner: 32600 Greene Dr.
10. Pool
 - a. Camera Set up – Update; b. Sharing Gate Codes
11. Wastewater Treatment Plant
 - a. Monthly Report – Cal Waterworks; b. Water Board Visit – Report
 - b. 12th Fairway – Update
 - i. Provost & Pritchard Proposal
12. Gates
 - a. Project Complete: Main Gate light – Ruffa
13. Tributary
14. Set next regular board meeting – September 25, 2023 – 5pm
15. Adjourn
16. Executive Session
 - Call to Order
 - Discussion of account in arrears and letter to be sent
 - Adjournment