



Minutes – Board of Director's Meeting

12PM – Tuesday, June 27, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 12:00 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; Resident via Zoom: J. Rigler; and Epicenter Management - R. Franco.
2. Hearing – Homeowners: No Items
3. Review Minutes & Action Items from May 23, 2023, Board of Directors Meeting, and emergency meeting on June 5, 2023– Action items were completed. Minutes were approved.
4. New Business
 - a. RICC Closing Impact: Discussion. D. Branch expressed her concern about the landscape, especially the trees. Another concern is that it might affect property values.
5. Old Business
 - a. SBA Disaster Loan- O. Mansfield provided an update on the loan. **ACTION ITEM: A certified copy of the easement is needed.**
 - b. Attorney's Recommendations: Information is irrelevant now.
 - c. Properties in violations: **ACTION ITEMS: Rita to send out letters.**
6. Treasurer's Report
 - a. Accounts Review
 - i. Balances on accounts as May 31, 2023: General Account: \$6,995.31 Reserve Account: \$403,966.21. General Account is low. Oma submitted a request to transfer money from the reserve account.
 - ii. Accounts in Arrears: Discussion: Set protocol to start sending collection letters. **ACTION ITEM: C. Schaeffer to oversee the collection process.**

Notes from Lalanne's – Notes from Treasurer – The transition is still going slow.
7. Epicenter Communications
 - a. Website: All is good.
8. Committee Reports
 - a. Architectural Committee
 - i. New build application: 32588 Greene Dr.: Application is still active.
 - ii. Architectural Application: Replace of Retaining/Rock Wall – Architectural Committee reviewed application and provided a stipulation as part of the approval. **ACTION ITEM: Rita to forward the information to the resident.**
 - iii. Architectural Application: Solar Panel Installation – No residents had concerns about the installation. **ACTION ITEM: Rita to let the resident know.**
 - iv. Unauthorized Fence: Board approved a special variance due to ill/aging pet.
 - b. Landscape Committee

- i. Lawn service: Several residents have complained about the land services.
ACTION ITEM: C. Schaeffer to talk to Roberto.
 - ii. Common Area - Broken tree branch: **ACTION ITEM: C. Schaeffer to talk to Roberto.**
- c. Social Committee – No pending items: No Discussion.
- 9. Real Estate
 - a. Property for sale: No Discussion.
- 10. Pool
 - a. Schedule Camera Alignment- New camera is needed. Serial Number for the old camera is not available. Board approved to purchase new camera under \$200.
ACTION ITEM: J. Arnold to replace camera.
- 11. Wastewater Treatment Plant
 - a. Monthly Report: Central Cal Waterworks – New point of contact is J. Arnold.
 - b. 12th Fairway – Updates
 - i. G. Huffaker is working on finding the original easement agreement to determine exactly what the association is responsible for.
 - ii. Provost & Pritchard: Discussion – O. Mansfield is still waiting to get the report.
- 12. Gates
 - a. Main Gate Exit Door Repairs: Pending
 - b. Main Gate Lighting: Pending
 - c. Old YELP signs: Needs to be removed.
- 13. Tributary: Reminder of Pool rules, new mailing address for payments, speeding. ACTION ITEM: D. Branch to work on the tributary.**
- 14. Set next regular board meeting – July 25, 2023, at 5pm
- 15. Adjourn – Meeting adjourned at 1:10pm