



### Minutes – Board of Director's Meeting

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

1. Call meeting to order at 5pm by President J. Arnold. Present in Person: J. Arnold, O. Mansfield, C. Schaeffer; H. Pregler; D. Branch; Residents: Guy Huffaker; Andy Crocker; Cody Olenberger; Molly & Michael Tree; and Michard Martinez; Epicenter Management: Rita Franco and Resident via Zoom: Horace Wells and Raul Rubalcava
2. Hearing – Homeowners:
  - a. Violation Letter: Resident M. Martinez informed the board that the violation letter he received was incorrect. The storage container on the back of his house was already there when he moved in. A special variance letter is needed to have on file.
  - b. Discussion of Properties with violations: Mr. Martinez informed the board the County can get involved if we seek assistance for those properties that have reoccurring violations. Mr. Martinez will provide the county's contact information.
  - c. Estate Sale: 32600 Greene Dr. Rita informed the board; the event will be by invitation only. **ACTION ITEM: Rita to create a special code for attendees.**
3. Review Minutes & Action Items from June 27, 2023, Board of Directors meeting. Action items were completed. O. Mansfield moved to approve the minutes; C. Schaeffer seconded. Minutes were approved.
4. New Business
  - a. Historical files: Easement – The complete recorded easement agreement is needed for the SBA loan. Currently we are not able to locate the original copy.
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. Properties in violations: Update- A 2<sup>nd</sup> letter will be going out to those that have not corrected the violations.
6. Treasurer's Report
  - a. Accounts Review
    - i. O. Mansfield resigned and the board appointed Holly Pregler as the Treasurer.
    - ii. Accounts balance not available. General Account is low.
    - iii. Notes from Lalanne: Lalanne's office is still working on getting the resident's account updated and paying unpaid invoices.
    - iv. Accounts in Arrears: Discussed at Executive Session.
7. Epicenter Communications: No Discussion
8. Committee Reports
  - a. Architectural Committee

- i. New build application: 32735 Greene Dr. Application has been forwarded to the architect for approval. Reminder that accounts need to be in good standing.
  - b. Landscape Committee
    - i. Lawn service: Several residents have complained about the land services.  
***ACTION ITEM: Rita to follow up with Roberto.***
  - c. Social Committee – Halloween at the West Gate. J. Arnold presented the idea of having a jack-a-lantern carving contest. More details coming soon.
- 9. Real Estate
  - a. Property for sale: No Discussion.
- 10. Pool
  - a. Schedule Camera Alignment- Mr. Martinez informed the board he might still have the camera box with the serial number. He will let us know.
- 11. Wastewater Treatment Plant
  - a. Monthly Report: Central Cal Waterworks – Everything at the plant is working well, but the plant is operating on temporary clearance from the State Water Board.
  - b. 12<sup>th</sup> Fairway – Updates: G. Huffaker will be meeting with Central Cal Waterworks and Provost and Pritchard. A proposal from P&P should be coming soon.
- 12. Gates
  - a. Main Gate Lighting: Waiting for the date when the project will start.
- 13. Tributary: Dog Feces, Children at the pool. *ACTION ITEM: D. Branch to work on the tributary.***
- 14. Set next regular board meeting – August 31, at 4:30 pm
- 15. Adjourn – Meeting adjourned at 6:15pm

Directors continued with Executive Session.



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