



Minutes – Board of Director's Meeting

4:30 pm – August 31, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 4:30pm by President J. Arnold. Present in Person: J. Arnold, O. C. Schaeffer; H. Pregler; D. Branch; G. Huffaker; Residents: Carmen Freeland; Michael and Kathy Mahoney; Horace Wells; Jane Drumright; Epicenter Management: Rita Franco. No one joined via Zoom.
2. Hearing – Homeowners:
 - a. Written Compliant: Portable Basketball Hoop – Letter sent to resident; Street Parking: Letter sent to resident; violation has been resolved.
3. Review Minutes & Action Items from July 25, 2023, Board of Directors meeting. Action items were completed. D. Branch moved to approve the minutes for the BoDs meeting July 25, 2023 minutes; H. Pregler seconded. Minutes were approved. D. Branch moved to approve the minutes from the Special Meeting August 24, 2023; C. Schaeffer seconded. Minutes approved.
4. New Business
 - a. BoD Vacancy – The board approved to appoint Guy Huffaker to the vacant director's position.
 - b. Maintenance Review Request: 32179 Greene Dr. – Removal of Palm Tree. The board approved the removal of the diseased palm tree.
5. Old Business
 - a. SBA Disaster Loan- J. Arnold shared with the board that she requested an extension. The extension was approved until mid-November.
 - b. Properties in violations: Rita to follow up with those properties still in violation.
6. Treasurer's Report
 - a. Accounts Review
 - i. Account Balances: General Account: \$25,950; Reserve Account: \$385,791
 - ii. Projected 2023 Budget: **ACTION ITEM: Rita to email 2023 budget to Marty Lalanne.**
 - iii. Bank Paperwork: All paperwork has been sent to the banks.
 - iv. Accounts in Arrears: Discussed at Executive Session.
 - v. Reserve Study: **ACTION ITEM: Rita will work with Marty to get the financial statements to complete the paperwork for the study.**
7. Epicenter Communications: **ACTION ITEM: Rita to share Dropbox with Holly.**
8. Committee Reports
 - a. Architectural Committee
 - i. New Build Application: AMD Solutions: 32735 Greene Dr. Application has been approved for Step II of the application.
 - b. Landscape Committee
 - i. Tree by the Pool: Mr. Mahoney shared with the board that a tree by the pool has a disease. He will take care of it.

- ii. Lawn Service Complaints: Roberto has been contacted and will take care of the issues.
 - iii. Olive Tree Branch: **ACTION ITEM: C. Schaeffer to talk with Roberto to remove the broken branch.**
 - iv. Del Oro's new watering schedule: Roberto has been informed of the new schedule and has adjusted the sprinklers at the main gate.
- c. Social Committee – Halloween at the West Gate. **ACTION ITEM: J. Arnold to inventory the decorations and will ask residents for decorations and candy. More information coming soon.**
- 9. Real Estate
 - a. New Owner: 32600 Greene Dr. Owners are set up with the gate system.
- 10. Pool
 - a. Camera set up: J. Arnold shared with the board that the old camera is a bit difficult to program. She suggested purchasing a new camera. **ACTION ITEM: J. Arnold to research camera prices.**
- 11. Wastewater Treatment Plant
 - a. Monthly Report: Central Cal Waterworks – Everything at the plant is working well.
 - b. 12th Fairway – Updates: G. Huffaker provided an update of the option Provost and Pritchard have provided. G. Huffaker will be setting up a meeting with the new owner of the River Island Country Club to discuss the 12th fairway.
- 12. Gates
 - a. Shared Gate Codes: Rita reached out to residents with abnormal entries.
- 13. Tributary: Invite residents to the regular board meeting, Halloween Event, FYI Xmas parade. **ACTION ITEM: D. Branch to work on the tributary.**
- 14. Set next regular board meeting – September 25, 2023, 5pm
- 15. Adjourn – Meeting adjourned at 5:57pm

Directors continued with Executive Session.