



Minutes – Board of Director's Meeting

5:00pm – September 25, 2023, ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:00pm by President J. Arnold. Present in Person: J. Arnold, D. Branch; G. Huffaker; Residents: Michael and Kathy Mahoney; Horace and Shirley Wells; Epicenter Management: Rita Franco; via ZOOM H. Pregler.
2. Hearing – Homeowners: No items for discussion.
3. Review Minutes & Action Items from August 31, 2023, Board of Directors meeting. Action items were completed. D. Branch moved to approve the minutes for the BoDs meeting August 31, 2023 minutes; H. Pregler seconded. Minutes approved.
4. New Business
 - a. 2023 Golf Cart Christmas Parade: Dec 10, 2023 – Mr. Wells informed the board of some changes he will implement this year for safety. He will update the flyer with safety rules and ask RICC if ok to gather at the club's parking lot after the parade.
 - b. Maintenance Review Request: 32657 Green Dr. – Replace wooden fence with wrought iron. Application approved with stipulation. **ACTION ITEM: Rita to forward information to the resident.**
 - c. Maintenance Review Request: 32732 Greene Dr. – Install wrought iron fence and artificial turf. Application approved. **ACTION ITEM: Rita to inform the resident to make sure the wrought iron looks like the rest in the community.**
5. Old Business
 - a. JA shared with the board the SBA is asking about disbursement information and date. JA spoke to the representative and the representative advised us to deactivate the application with the option to reactivate the application, should we choose to, in 6 months. The board agreed to deactivate since total cost and plans have not been determined yet.
 - b.
 - c. Properties in violations: No new violations.
6. Treasurer's Report
 - a. Accounts Review
 - i. Account Balances: General Account: \$38,998; Reserve Account: \$375,674
 - ii. Credit card is needed for small purchases. **ACTION ITEM: H. Pregler will review the application.**
 - iii. 2024 Coupon Books: **ACTION ITEM: Rita to send out an email blast to residents. Request deadline October 15th.**
 - iv. Past Due Letters: Letters when out.
 - b. Notes from Treasurer
 - c. Reserve Study: H. Pregler will work with Rita to prepare the projected budget for 2024. Annual Meeting Packets will be emailed to residents on November 30th and mailed out to those requesting a packet be mailed.
7. Epicenter Communications: Rita will be out of the office October 16-18, 2023. Available via email and text.

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. Seeding – To be done the first week of October.

c. Social Committee – Halloween at the West Gate. J. Arnold updated the board on what is needed for the event; lighting, volunteers to set up and tear down, and candy. Roberto to turn off the sprinklers for Monday and Tuesday. **ACTION**

ITEM: Information to be added to the Tributary.

9. Real Estate

- a. No sales to report. Discussion on which properties are for sale.

10. Pool

- a. Seasonal Closure: The pool will close on October 1st.
- b. Pool Camera: J. Arnold shared with the board the cost of a new camera. Purchase on hold until we get a credit card.

11. Wastewater Treatment Plant

- a. Monthly Report: Central Cal Waterworks – Everything at the plant is working well.
- b. 12th Fairway – G. Huffaker provided an update on the leach field. G. Huffaker also shared an idea he presented to Provost & Pritchard; maybe spray along the 15th fairway. He will report back to the board once he hears back from them.

12. Gates

- a. No Issues.

13. Tributary: Invite residents to the regular board meeting, Pool closure, Halloween Event: volunteers, candy and decorations needed, FYI Xmas parade. **ACTION ITEM: D. Branch to work on the tributary.**

14. Set next regular board meeting – October 23, 2023 - 5pm

15. Adjourn – Meeting adjourned at 6:23pm

Directors continued with Closed Executive Session.