



Minutes – Board of Directors Meeting

Monday, November 24, 2025 ☀ 3:00 PM ☀ 31910 Country Club Dr.

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

1. Meeting call to order at 3:00pm by President Carlisle. Directors present were: D. Branch, F. Furstinger, and via Zoom: J. Rigler. Residents. M. Mahoney, C. Holmes; C. Schaeffer, and Epicenter Management: R. Franco
2. Hearing – Homeowners
 - a. No Update
3. Review Minutes & Action Items from the Board Meeting: Monday, October 27, 2025, D. Branch made a motion to approve the minutes with correction on K. Magill's last name; 4b. on the time change o to 0; 5b(ii). Add missing r in gutter. F. Furstinger seconded the motion. Minutes approved (4-0)
4. New Business
 - a. Annual Meeting Packet was reviewed. President Carlisle will write the 2026 budget disclosure and the year to date financials are needed to complete the 2026 budget. The packet will be emailed to residents in early December.
5. Old Business
 - a. 2025 Onsite Reserve Study Results: Due to a miscommunication F. Furstinger was unable to meet with the reserve study contractor. The directors reviewed the results and highlighted the repairs done in the community.
 - b. Architect Review of Construction Plans: 32735 Greene Dr.: Mr. Mahoney informed the board that the architect has not returned his call. M. Mahoney will keep the board informed.
 - c. Properties in violation:
 - i. Vacant lot: 32709 Greene Dr.: Lot remains the same with trash and debris. **ACTION ITEM: Rita will send a 2nd letter to property owner regarding the violation.**
 - ii. Waste Water Discharge report: President Carlisle will contact Maija to see if she knows anything new.
6. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$32,797.96 RESERVE ACCOUNT: \$79,024.06
 - ii. CDs Maturity Date: 3 CDs will be rolled over with the interest earned for another 13 weeks, and 1 will mature in May 2026.
 - 1: CDs: 6 months; \$50,969.08
 - 3: CDs: 13 weeks: \$153,021.63
 - 1: CD: 1 Year (May 2026): \$50,000
7. Epicenter Communications: All is good. Rita will be out of the office December 8-10, 2026 and the office will also be closed for the holidays December 24th – January 2nd.
8. Committee Reports
 - a. Architectural Committee
 - i. Under Construction: Victor Lopez: 32532 Greene Dr. No problems.
 - b. Landscape Committee
 - i. Annual Tree Trimming: F. Furstinger informed the board they are working with the tree company to schedule a date and time. **ACTION ITEM: Rita will inform the residents when a date is scheduled.**
 - c. Finance/Assessment Committee: J has compiled a list of financial institutions that will be able to help homeowners with personal loan if needed for the emergency assessment.

9. Real Estate: Property for sale: 32588 Greene Dr.; 32732 Greene Dr. is in escrow; 32937 Riverside Dr.; 32815 Riverside Dr.; and 32553 Montgomery Dr. The directors want to make sure that all new homeowners know about the emergency assessment. It was suggested that Rita keeps a list of inquiries, just in case a new homeowner is not informed by the realtor or escrow company.
10. Pool: The drain coverage replacement was completed and it went very well.
11. Social Committee:
 - a. Halloween at the West Gate: The event went well.
 - b. Xmas Cart Parade: December 7, 2025. J informed Rita that Marty will need copies of the flyer to pass out to residents. **ACTION ITEM: Rita sent out email blast and make copies of the flyer for Marty.**
12. Wastewater Treatment Plant
 - a. Monthly Report – Cal Waterworks- No Updates;
 - b. Maintenance Work- on Hold
 - c. 14th Fairway/leach field update: No update
 - i. Provost & Pritchard Update: No update
13. Gates: West Gate exit door is still open. **ACTION ITEM: Rita to contact Sequioa door to determine what the problem is.**
14. RIEHOA Newsletter: Items to include: xmas golf cart parade, Annual Meeting save the date
15. Next regular board meeting – December 29, 2025 at 9am
16. Meeting adjourned at 3:51pm
17. Closed Executive Meeting:
 - a. AR and Past Due Accounts: Directors reviewed all accounts in arrears.
 - b. Discussion on Drainage issues.
 - c. Meeting adjourned at 4:05pm