



## Minutes – Board of Directors Meeting

Monday, February 23, 2026, ☀ 5:00 PM ☀ 31910 Country Club Dr.

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

1. Meeting was called to order at 5:00pm by President Carlisle. In attendance were Directors: D. Branch, F. Furstinger, H. Pregler. Homeowners: K. Magill, Mr and Mrs. Mahoney, M. Wallace, C. Schaeffer, and Epicenter Management: Rita Franco. Via Zoom: Director J. Rigler.
2. Hearing – Homeowners
3. Review Minutes & Action Items from the Board Meeting: January 26, 2026. F. Furstinger made a motion to approve the minutes; H. Pregler seconded. Minutes Approved (5-0)
4. New Business:
  - a. Motion to ratify the dues increase approved via email on Dec 12, 2025. F. Furstinger a motion to approve the ratification of the HOA dues increased previously approved via email on December 12, 2025; H. Pregler seconded. Motion Approved (5-0).
  - b. Main Gate Damage – H. Pregler shared with the board that she has been working with the insurance company. Chiapa Welding will do the repairs.
5. Old Business
  - a. Annual Meeting: February 25, 2026, at 5:30m: Joanie and Dana made contact with residents to remind them of the Annual meeting and collect proxies for those not attending. All meeting logistics have been confirmed.
  - b. Amendments to the Architectural Application: Construction Responsibilities. The board discussed the approved updates from the February meeting, but there are a few more items that need to be prepared for March's meeting. **ACTION ITEM: The Architectural Committee will make the revisions.**
  - c. Phase III: Possible storage area – Mr. Mahoney shared with the board that there is a lot of rock and Vollmer will not do the grading he will only do the weed control that is done in the Spring.
  - d. Architect Results: Construction Plans: 32735 Greene Dr.: No update yet. **ACTION ITEM: Architectural Committee with reach out to the Architect.**
  - e. Waste Water Discharge Report – No Updates
6. Properties in violation:
7. Treasurer's Report
  - a. Accounts Review:
    - i. GENERAL ACCOUNT: \$37,874.85 RESERVE ACCOUNT: \$75,046.36
    - ii. CDs: \$ 253,990.71. One year CD (\$50,000) Maturity date is coming up. F. Furstinger made a motion to restate the CD for another year, D. Branch seconded the motion. Motion Approved (5-0)
8. Epicenter Communications
  - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards. All is good.
9. Committee Reports
  - a. Finance/Assessment: No updates
  - b. Architectural Committee:

- i. 32779 Riverside Dr.: Architectural Project – Exclusive Use Common Area. The new ramification was approved via email. D. Branch made a motion to approve the application, H. Pregler seconded. Motion Approved (4-0) J. Rigler abstain from voting.
    - ii. Under Construction: Victor Lopez: 32532 Greene Dr.
  - c. Landscape Committee: No update
  - d. Social Committee: Pool opens May 1<sup>st</sup> and Pool social will be on May 3<sup>rd</sup>. The board decided to reach out to Priscilla to see if she would like to chair the social.
- 10. Real Estate: Property for sale: 32588 Greene Dr.; 32735 Greene Dr.; 32937 Riverside Dr; New Homeowner: 32553 Montgomery Dr. - Debbi Faszholz. Ms. Faszholz will be moving in on March 2, 2026
- 11. Pool:
  - a. Update on the water leak: F. Furstinger is still trying to figure out the problem. He also suggested to have Pool Plus to test the water levels. **ACTION ITEM: D. Branch to contact Pools Plus.**
  - b. Pool Reservation: Sunday, May 17<sup>th</sup>: H. Pregler motioned the reservation date has changed to April 12<sup>th</sup>. Application will be submitted.
- 12. Wastewater Treatment Plant
  - a. Monthly Report – Cal Waterworks Updates: F. Furstinger shared with the board, the effluent sensor needs to be changed. He will work with Cal Waterworks to replace the sensor. **ACTION ITEM: Frank to continue working with Cal Waterworks**
  - b. Maintenance Work Update: F. Furstinger still working on the list.
  - c. Water Monitoring Volunteer – President Carlisle to reach out to John Grundler to see if he is still available to help monitor the monthly water bills. F. Furstinger also shared that some of the regular WWTP charges were coded towards the WWTP water code. Which made the WWTP water budget over for the 2025.
  - d. 14<sup>th</sup> Fairway/leach field/Emergency Assessment update: No update yet.
    - i. Provost & Pritchard Updates: No updates
- 13. Gates: No updates
- 14. RIEHOA Newsletter: Include pictures of flood
- 15. Next regular board meeting – March 30, 2026, at 5pm
- 16. Meeting adjourned at 6:05pm
- 17. Closed Executive Meeting:
  - Call meeting to order at 6:10pm
    - a. AR and Past Due Accounts: Discussion about accounts in arrears.
  - Meeting adjourned at 6:27pm