



Minutes – Board of Directors Meeting

Monday, April 20, 2026, ☀ 5:00 PM ☀ 31910 Country Club Dr.

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

1. President Carlisle called meeting to order at 5:00pm. Present at the meeting, Directors: J. Carlisle, F. Furstinger, D. Branch and J. Gruendler. Residents: Mr. and Mrs. Mahoney, C. Schaffer, K. Magill, M. Wallace; and Epicenter Mgmt: R. Franco.
2. Hearing – Homeowners:
 - a. Camera Policy: The association does not have any policy on security cameras. It's ok to have them as long as they are not pointing to neighbor's house.
 - b. Outgrown weeds: Houses between 32470 River Island Lane and 32476 River Island Lane need to be mowed. **ACTION ITEM: Rita to reach out to Roberto.**
3. Review Minutes & Action Items from the Board Meeting: March 30, 2026. D. Branch made a motion to approve the minutes with corrections on 5(c) and 12(c); J. Gruendler seconded the motion. Minutes Approved (4-0).
4. New Business:
5. Phase III: K. Magill is meeting with Vollmer (Connor) to see what can be done at in the area. She would like someone to be there with her if possible.
6. Old Business
 - a. Phase III: The directors discussed possible ideas for space. Lease the space for solar panels to generate income. More discussion is needed. These are only ideas.
 - b. Waste Water Discharge Report – No Update currently.
7. Properties in violation: House on Greene Drive keep parking in the street. **ACTION ITEM: Rita to send letters out.**
8. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$15,168.15 RESERVE ACCOUNT: \$ 51,474.64
 - ii. CDs: 13 weeks:
 1. CD: \$51,474.67
 2. CD: \$51,474.67
 3. CD: \$51,474.67
 - CD: 26 weeks: \$50,969.08
 - CD: 12 months: \$50,000
 - F. Furstinger made a motion to restate the 12-month CD for another year with interest earned; D. Branch seconded the motion. Motion Approved (4-0).
9. Epicenter Communications
 - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards. No updates.
10. Committee Reports
 - a. Finance/Assessment: No updates
 - b. Architectural Committee:
 - i. Under Construction:
 1. Victor Lopez: 32532 Greene Dr. No update

2. Herrera: 32543 Greene Dr. Certificate of Occupancy and Landscape plans are needed. **ACTION ITEM: Rita to contact Jose Herrera.**
 - c. Social Committee: Pool Party: Sunday, May 3, 2026. **ACTION ITEM: President Carlisle will make the flyer.**
11. Pool:
 - a. Pool Reservation Requests:
 - i. K. Everett – Retirement Party- July 11, 2026 (2:00pm – 6pm)
12. Real Estate: Property for sale: 32588 Greene Dr.; 32735 Greene Dr.; 32937 Riverside Dr. 32815 Riverside Dr.; 32949 Riverside Dr. (LOT), 32709 Greene Dr. (LOT).
13. Wastewater Treatment Plant
 - a. Monthly Report – Cal Waterworks Updates: No Update; b. Water Monitoring Volunteer – Past Water Invoices – F. Furstinger continue to monitor the water bills.
 - b. 12th Fairway: The fence got replaced.
 - c. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update: No Updates currently.
14. Gates: No Updates
15. RIEHOA Newsletter: President Carlisle to work on it.
16. Next regular board meeting – May 18, 2026, at 5pm
17. Meeting Adjourned at 5:58pm
18. Closed Executive Meeting:

Call meeting to order at 6:00pm

 - a. Directors meet with a resident to review his construction plans
 - b. Directors reviewed accounts in arrears.

Meeting Adjourned at 6:32pm