



DRAFT Minutes – Board of Directors Meeting

Monday, March 30, 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, H. Pregler, and J. Gruendler. Residents: Mr. and Mrs. Mahoney, C. Holmes, C. Schaffer, K. Magill, via Zoom: S. Houser and M. Wallace and Epicenter Mgmt: R. Franco.
2. Hearing – Homeowners: No update
3. Review Minutes & Action Items from the Board Meeting: February 23, 2026: F. Furstinger made a motion to approve the minutes; H. Pregler seconded the motion. Minutes Approved (4-0).
4. New Business:
 - a. Annual Meeting – Recap. Meeting went well. There was lots of discussion around landscape. Thought for next year’s meeting, have residents submit their questions ahead of time. In the future, create committee members during the meeting.
 - b. Assignment of Board Positions for 2026-2027
President: Joanie Carlisle
Vice President: Holly Pregler
Secretary: Dana Branch
Treasurer: Frank Fustringer
Member at Large: Jessica Gruendler
 - c. New Committee Members for 2026-2027
Architectural Committee: Michael and Kathy Mahoney
Landscape: Holly Pregler and Frank Furstinger
Social Committee: Joanie Carlisle and Monica Wallce

J. Gruendler made a motion to approve the board of directors and committee members for 2026-2027; F. Furstinger seconded the motion. Motion Approved (4-0). ***ACTION ITEM: Rita to get J. Gruendler’s RIE email and update the website with the new directors***

5. Old Business
 - a. Main Gate Damage – Repairs have been done. Joanie has purchased some reflector stickers to put on the exit gate door. H. Pregler shared with the board that the association will pay for the repairs, and the insurance will reimburse us after. ***ACTION ITEM: H. Pregler to work with our insurance broker to see how to get the reimbursement.***
 - b. Amendments to the Architectural Application: Revisions. The board continued the discussion on the revisions made. Additional changes to the language will need to be updated. ACTION ITEM: Future annual budgets should include a line item that will hold money for new construction. F. Furstinger made a motion to approve the new Architectural Review Application with the corrections, J. Gruendler seconded. Motion Approved (4-0).
 - c. Phase III: Possible storage area – Update. K. Magall shared with the board she has a meeting with Vollmer to get an idea of if phase III can be graded. No additional updates at this time.

- d. Architect Results: Construction Plans: 32735 Greene Dr. The board received the architect's results. Several items will need to be recorded. The board agreed to send the architect's results to the homeowner and set up a meeting with him to discuss the findings. **ACTION ITEM: Rita to schedule meeting with homeowner.**
- e. Waste Water Discharge Report – No Update at this time.
- 6. Properties in violation: No Updates
- 7. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$25,226.26 RESERVE ACCOUNT: \$ 64,391.36
 - 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
- 8. Epicenter Communications
 - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards. No updates.
- 9. Committee Reports
 - a. Finance/Assessment: No updates
 - b. Architectural Committee:
 - i. Under Construction: Victor Lopez: 32532 Greene Dr. No update
 - c. Landscape Committee: Roberto to clean the pool area. Roberto to let us know what he plans to do around the community, for example: Spray for weeds or the winter seeding. President Carlisle shared with the board the Olive Trees are getting ready to blossom. **ACTION ITEM: President Carlisle will coordinate to have the Olive Trees sprayed.**
 - d. Social Committee: Pool Party: Sunday, May 3, 2026. D. Branch and Priscilla are working together for this event.
- 10. Pool:
 - a. Pool Reservation Requests: H. Pregler will clean the bathrooms, D. Branch is working with Pools Plus to make sure pool is clean and levels are good. There will be a private party on April 12th. **ACTION ITEM: Rita sent out email blast regarding the private party.**
 - i. J. Salazar – Gender Reveal- April 12th (11am-7pm)
 - ii. K. Everett – Retirement Party- July 11, 2026 (2:00pm – 6pm)
- 11. Real Estate: Property for sale: 32588 Greene Dr.; 32735 Greene Dr.; 32937 Riverside Dr
- 12. Wastewater Treatment Plant
 - a. Monthly Report – Cal Waterworks Updates; b. Maintenance Work Update; F. Furstinger updated the board on the maintenance at the WWTP. Senor has been replaced.
 - b. Water Monitoring Volunteer – Past Water Invoices – F. Furstinger continue to monitor the water bills and comparing to this year's to last to make no errors were made.
 - c. 12th Fairway: It has looked saturated in the past weeks but it's looking much better. Temporary fencing needs to be repaired. **ACTION ITEM: F. Furstinger and S. Carlisle to fix the fence.**

- d. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update

13. Gates:

a. New Maintenance Code will be set up for April 7th, ***ACTION ITEM: Rita to update the code in the gate system and send out an email blast.***

b. issue at the west gate: Rita has been working with DoorKing about failed data sent. It's been a challenge connecting with someone, but she will continue to reach out.

14. RIEHOA Newsletter: President Carlisle to work on it.

15. Next regular board meeting – April 20, 2026, at 5pm

16. Meeting Adjourned at 6:09pm

17. Closed Executive Meeting:

Call meeting to order at 6:11pm

- a. AR and Past Due Accounts: Directors reviewed accounts in arrears. ***ACTION ITEM: Rita to send out past due letters.***

Meeting Adjourned at 6:22pm