



Minutes – Board of Directors Meeting

Monday, May 18, 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, H. Pregler and J. Gruendler. Residents: Mr. and Mrs. Mahoney, J. Gruendler, K. Magill, M. Wallace; and Epicenter Mgmt: R. Franco.
2. Hearing – Homeowners:
 - a. Removal of trees in Phase III: Potential new owner would like to remove the trees. No discussion because no written request has been received. A written request needs to be received by the board to review. **ACTION ITEM: President Carlisle will compose letter and send it to Rita to forward to the realtor.**
3. Review Minutes & Action Items from the Board Meeting: April 20, 2026. D. Branch made a motion to approve the minutes; J. Gruendler seconded the motion. Minutes Approved (5-0).
4. New Business:
 - a. Renewal of the Directors' and Officers' insurance: D. Branch made a motion to approve the insurance renewal for \$3230.00 without the terrorism coverage, J. Gruendler seconded the motion. Motion approved. (5-0). **ACTION ITEM: Rita to follow up with Insurica to renew the policy.**
5. Old Business
 - a. Phase III: K. Magill and John Gruendler met with Vollmer and got a proposal quote to potentially prep Phase III for storage. Board discussed the idea and the cost of the project. More questions: Additional cost for county permits, zoning, and business license.
 - b. Waste Water Discharge Report – No Update currently.
6. Properties in violation: House on Greene Drive. Street Parking. **ACTION ITEM: Rita to send letter out.**
7. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$25,746.00 (as of 4/30th)
 - ii. RESERVE ACCOUNT: \$81,279.17 (as of 4/30th)
 - iii. CDs: 13 weeks: (as of 4/30th)
 1. CD: \$51,474.67
 2. CD: \$51,474.67
 3. CD: \$51,474.67
 - b. Approval Needed to reinstate 2 CDs: 26 weeks: \$50,969.08 and the 52 week: \$50,000. J. Gruendler made a motion to reinstate the 26 weeks CD with interest earned for another 26 weeks and make the 52 week into a 26 week CD; D. Branch seconded the motion. Motion Approved (5-0). **ACTION ITEM: Holly to contact the bank to restate the CDs**
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:
 - 1. Victor Lopez: 32532 Greene Dr. No update
 - 2. Herrera: 32543 Greene Dr. Certificate of Occupancy received but Landscape plans are still needed. **ACTION ITEM: Rita to contact Jose Herrera.**
 - c. Social Committee: Pool Party Recap: Pool Party went well. Private Party Reservation on May 17th did a good job cleaning the area after the party.
- 10. Pool:
 - a. Pool Reservation Requests:
 - i. K. Everett – Retirement Party- July 11, 2026 (2:00pm – 6pm)
- 11. Real Estate: Property for sale: 32588 Greene Dr.; 32937 Riverside Dr., 32937 Riverside Dr. 32815 Riverside Dr (In ESCROW); 32949 Riverside Dr. (LOT), 32709 Greene Dr. (LOT).
- 12. Wastewater Treatment Plant
 - a. Monthly Report – Cal Waterworks Updates: No Update;
 - b. 12th Fairway: Has been saturated. F. Furstinger will purchase a lay flat hose to allow the effluent to be redirected to a different area of the 12th fairway.
 - c. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update: No Updates currently.
- 13. Gates: Main and West Gate Problem. Gate contractor has been out to help fix the issues, currently the gates are in good working order.
- 14. RIEHOA Newsletter: President Carlisle to work on it.
- 15. Next regular board meeting – June 29, 2026, at 8:30am
- 16. Meeting Adjourned at 6:10pm
- 17. Closed Executive Meeting:
 - Call meeting to order at 6:00pm
 - a. Directors reviewed the collection letters and the process
 - b. Directors reviewed accounts in arrears.Meeting Adjourned at 6:27pm