



Minutes – Board of Directors Meeting

Monday, June 29, 2026 ☀ 8:30 AM ☀ 31910 Country Club Dr.

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

1. President Carlisle called meeting to order at 8:30am. Present at the meeting, Directors: J. Carlisle, F. Furstinger, D. Branch, and J. Gruendler. Residents: Mr. and Mrs. Mahoney, C. Schaeffer, C. Holmes, and Epicenter Mgmt: R. Franco.
2. Hearing – Homeowners:
 - a. A homeowner is not happy with the lawn service. It was recommended that they contact Roberto and maybe contract him for personal lawn service. His rates are very reasonable.
 - b. Some properties have overgrown weeds and lawns are looking very dry. **ACTION ITEM: Rita to contact residents.**
3. Review Minutes & Action Items from the Board Meeting: May 18, 2026. J. Gruendler made a motion to approve the minutes with the corrections: meeting date and CD amount corrections; D. Branch seconded the motion. Minutes Approved (5-0)
4. New Business:
 - a. New Online Payment Portal: There has been some trouble with some residents completing the registration. **ACTION ITEM: H. Pregler to give Rita the list of those that have not completed the registration.**
5. Old Business
 - a. Phase III: K. Magill was not present to provide an update.
 - b. Waste Water Discharge Report – President Carlisle informed the board that she reached out to Pritchard and Provost to check the status. She was told the application has received its initial approval and has now moved into a second review phase for a final sign-off. The application is number 6 on the list.
6. Properties in violation: See 2. Hearing for discussion.
7. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$25,276.64 (as of 5/29th)
 - ii. RESERVE ACCOUNT: \$138,878.51 (as of 5/29th)
 - iii. CDs: (as of 5/29th)
 1. CD: \$51,474.67
 2. CD: \$51,474.67
 3. CD: \$51,879.29
 4. CD: \$51,853.43
8. Epicenter Communications
 - a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards. No updates. **ACTION ITEM: Rita to clean the bulletin boards.**
9. Committee Reports
 - a. Finance/Assessment: To be removed. No longer a committee.
 - b. Architectural Committee:
 - i. Under Construction:
 1. Victor Lopez: 32532 Greene Dr.: No update
 2. Herrera: 32543 Greene Dr.: Landscape plans are still needed.**ACTION ITEM: Rita to contact Jose Herrera.**

- c. Landscape Committee: See 2. Hearing – Homeowners for discussion.
 - d. Social Committee: No Discussion.
10. Pool:
- a. Pool Reservation Requests:
 - i. K. Everett – Retirement Party- July 11, 2026 (2:00pm – 6pm)
11. Real Estate: Property for sale: 32937 Riverside Dr., 32563 Montgomery Dr. 32815 Riverside Dr (In ESCROW); 32709 Greene Dr. (LOT).
12. Wastewater Treatment Plant
- a. WWTP New Blower. A new blower has been installed. Funds from the reserve will need to be transferred to pay the expense. D. Branch made a motion to transfer \$10,000 from the reserve to the general operations account to cover the new blower; J. Gruendler seconded. Motion Approved (4-0)
 - b. Monthly Report – Cal Waterworks Updates: F. Furstinger continues to work with Cal Waterworks to make sure plant is in good working order.
 - c. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update: No Updates currently.
- 13. Gates:** H. Pregler is working with the emergency services to get them a gate code entry.
ACTION ITEM: She will give Rita a code to activate in the system.
14. RIEHOA Newsletter: President Carlisle to work on it.
15. Next regular board meeting – July 27, 2026, at 8:30am
16. Meeting Adjourned at 9:23 am
17. Closed Executive Meeting:
- Call meeting to order at 9:24am
- a. Directors discussed to have attorney to draft letter: Intent to lien.
 - b. Directors reviewed the accounts in arrears.
- Meeting Adjourned at 9:32am