



Minutes – Board of Directors Meeting

Monday, July 27, 2026 ☀ 8:30AM ☀ 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. Resident's Email Regarding Emergency Assessment and Monthly dues: President Carlisle shared with the board an email that was sent to the board from a resident who is upset with her house not selling. The resident feels her house is not selling because of the upcoming emergency assessment. The resident also expressed frustration about HOA dues and concerned that there are two different amounts. Rita provided a response to the resident to clarify the due difference is that of a developed lot vs an undeveloped lot.
 - b. Maintenance/Modification Application: M. Mahoney presented an application to have a light post replaced with an up light fixture to illuminate the tree and remove an existing fan palm tree. President Carlisle made a motion to approve the application; F. Furstinger seconded. Motion Approve (4-0).
3. Review Minutes & Action Items from the Board Meeting: June 29, 2026. Several edits needed. J. Gruendler made a motion to approve the minute with the edits/corrections; F. Furstinger seconded. Motion Approve (4-0). **ACTION ITEM: Rita to send revised minutes to President Carlisle for review.**
4. New Business:
 - a.
5. Old Business
 - a. New Online Payment Portal: Rita shared with the board that she is helping a resident with an issue of getting the approval email. Other than that, it appears the transition went well.
 - b. Phase III: Possible storage area : Removing from the agenda. No further discussion.
 - c. Waste Water Discharge Report - Still waiting on final approval notice of waste discharge relocation application.
6. Properties in violation:
7. Treasurer's Report
 - a. Accounts Review:
 - i. GENERAL ACCOUNT: \$4,130 RESERVE ACCOUNT: \$ CDs: \$250,723.34
 - ii. Account Spreadsheet: F. Furstinger to create an account spreadsheet for a good monthly financial report
 - b. Reserve Transfer: Transfer has not happened. **ACTION ITEM: Rita to reach out to Holly to get new contact person at the bank.**
8. Epicenter Communications
 - a. Letters sent/received: **ACTION ITEM: Send out a violation letter from last month;** b. Dropbox function; c. Website; d. Bulletin Boards: **ACTION ITEM: Rita to update the bulletin boards.**

- b. Out of the office: Rita will be out of the office but available via text, email and phone.
- 9. Committee Reports
 - a. Architectural Committee:
 - i. New Application – To plant trees: 32563 Montgomery Dr. Approved.
 - ii. Under Construction: Lopez: 32532 Greene Dr. & Herrera: 32543 Greene Dr.; AMD Solutions: 32735 Greene Dr.
 - b. Landscape Committee: Landscape Plans from 32543 Greene Dr. are still missing.
ACTION ITEM: Rita to reach out to the project manager for the landscape plans.
 - c. Social Committee: No update
- 10. Pool:
 - a. Review gate codes: Unauthorized users. A resident's code was being used, but the code has been changed.
 - b. D. Branch shared with the board that some residents are not picking up after themselves. As a reminder, add the pool rules to the newsletter.
 - c. New Pool Contractor – All is going well. F. Furstinger has been monitoring the pool levels.
- 11. Real Estate:
 - a. New Homeowners: George and Diana Phillips: 32563 Montgomery Dr.
 - b. Property for sale: 32937 Riverside Dr.; 32709 Greene Dr. (LOT)
- 12. Wastewater Treatment Plant
 - a. New Blower: is working good.
 - b. Monthly Report – Cal Waterworks Updates: F. Furstinger working with Cal waterworks to handle any maintenance needs.
 - c. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update: No update at this time
- 13. Gates: All good.
- 14. RIEHOA Newsletter: Swimming Pool and Dog poop
- 15. Next regular board meeting – August 31, 2026, at 5pm
- 16. Meeting was adjourned at 9:19am
- 17. Closed Executive Meeting:
 - a. Discussed AR and Past Due Accounts: Awaiting a response from the attorney regarding the potential placement of a lien on a property currently in arrears.
 - b. Meeting adjourned at 9:30am