



Minutes – Board of Directors Meeting

Monday, August 31, 2026 ☀ 5:00PM ☀ 31910 Country Club Dr.

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

1. President Carlisle called the meeting to order at 5:00pm. Present at the meeting, Directors: J. Carlisle, F. Furstinger, H. Pregler. Residents: Mr. and Mrs. Mahoney, C. Schaeffer, C. Holmes, S. A. Rahmani, and Epicenter Mgmt: R. Franco. Zoom was not working. Unable to connect to the wifi.
2. Hearing – Homeowners
 - a. **Cats on Property** President Carlisle informed the board that a formal letter addressing the complaint was mailed to the resident.
 - b. **Potential Storage Units** Homeowner P. Mallory expressed concern about past minutes showing the possibility of storage units being added. President Carlisle clarified that the idea had been discussed informally but is no longer being considered.
 - c. **Tree Removal in Phase III** P. Mallory expressed concern about past minutes regarding tree removal in Phase III. The board informed her the question was submitted by potential buyers and not a property owner. She was informed the buyers were told of the architectural request process, which they would have to be a homeowner to make such a request but that it was unlikely to be approved as the board wishes to maintain the natural environment.
3. Review Minutes & Action Items from the Board Meeting: July 27, 2026. F. Furstinger made a motion to approve the minute H. Pregler seconded. **Motion Approve (3-0).**
4. New Business:
 - a. **Insurance Renewal Policy:** Discussion tabled. 2026 proposed quote was not the correct quote for our HOA.
 - b. **Common Area Flooding (River Island Lane):** Roberto replaced the valve and the issue has been resolved.
 - c. **Camera at the Pool:** The directors discussed installing a camera at the pool by the entry gate. There are rules that will need to be reviewed, but the camera will help with security.
 - d. **Mystery Parking violation ticket:** No idea who left the violation ticket.
5. Old Business
 - a. Architectural Compliance Review: Garage door exterior color- The directors reviewed the homeowner's response and confirmed that the previously submitted architectural application did not include a garage door color—only the roof tile color was provided. **Action Item: Rita will email the directors a copy of the most recent architectural application on file regarding the exterior color and a response to the homeowner will be drafted.**
 - b. Barricades Removal Concern (Montgomery Drive): Homeowner P. Mallory expressed her concerns about removing the barricades, noting that she does not want them taken down because they help prevent vehicles from driving into Phase III. The board confirmed that the existing barricades will be replaced with the ones currently located on Irish Lane.

- c. Waste Water Discharge Report – We are still waiting for the final notice of approval. A request for additional reports was just made today. **Action Item: F. Furstinger will work with Calwater Works to get the information.**
- 6. Properties in violation: No report
- 7. Treasurer's Report
 - a. Accounts Review: Balances as of July 31, 2026
 - i. GENERAL ACCOUNT: \$7,064.93 RESERVE ACCOUNT (Money Market): \$251,094.98 CDs: \$103,750.72
 - ii. F. Furstinger recommended maintaining two CDs at \$100,000 each, both set to mature in six months, with the remaining \$51,000 kept in the money market account. F. Furstinger made a motion to proceed with establishing two CDs at \$100,000 each for six months and to implement the change by September 1st. H. Pregler seconded the motion. **Motion Approved (3–0).**
- 8. Epicenter Communications
 - a. Letters sent/received. b. Dropbox function; c. Website; d. Bulletin Boards: Rita will be out of the office October 5-9, 2026, and October 16, 2026.
- 9. Committee Reports
 - a. Architectural Committee:
 - i. Under Construction: Lopez: 32532 Greene Dr. & Herrera: 32543 Greene Dr.; AMD Solutions: 32735 Greene Dr.
 - b. Architectural Compliance Review (water tank): The Architectural Committee presented its recommendation to deny the homeowner's application for the proposed 550-gallon water storage tank. A quorum of the Board was present. Following discussion, the three directors present unanimously concurred with the Architectural Committee's recommendation and denied the application. **Action Item: President Carlisle to write a letter.**
 - c. Landscape Committee: Residents present shared their thoughts about the
 - d. Social Committee: No report
- 10. Pool:
 - a. Maintenance Update: Bathroom and Pool Level: F. Furstinger updated the board that people are not picking up after themselves. Lots of trash left in the bathrooms it's creating an ant problem. Hand blower/Dryer not working in the Women's bathroom. **ACTION ITEM: F. Furstinger will investigate the hand blower/Dryer.**
- 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: Maintenance Work Update: F. Furstinger informed the board that he has been removing weeds around the plant and noted that the UV lights are due for replacement. The board agreed to proceed with replacing the UV lights. **Action Item: F. Furstinger will coordinate with CalWater Works to complete the UV light replacement.**
 - a. 14th Fairway/leach field update/emergency assessment
 - i. Provost & Pritchard Update: See 5c Old Business for update
- 13. Gates: All good. Kudos to Robertos for planting the new flowers.
 - a. Pool Door Damage: It's been fixed. Discussion whether the responsible party should pay the damage.
- 14. RIEHOA Newsletter: Member Spotlight,
- 15. Next regular board meeting – September 28, 2026
- 16. Meeting was adjourned at 6:19pm
- 17. Closed Executive Meeting:

- a. Discussed AR and Past Due Accounts. Accounts on arrears were reviewed. ***Action Item: Rita to send out letters. The attorney has not responded to President Carlisle regarding the potential placement of a lien on a property currently in arrears.***
- b. Meeting adjourned at 6:37pm