FINAL Minutes – Board of Directors Meeting

Monday, September 28, 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, D. Branch, J. Gruendler. Residents: Mr. and Mrs. Mahoney, C. Shaeffer, C. Holmes, K.Everett, M. Wallace, E. Madrid, and Epicenter Mgmt: R. Franco. Via Zoom: S. Houser.
2. Hearing – Homeowners
    a. **Placement of Windmill in Common Area:** K. Everett has a garden windmill she would like to place in the common area. The board will need to review the request and decide at the next meeting. K. Everett will send Rita a picture of the windmill.
    b. **Installation of an odor-eater in the manhole:** Mr. Mahoney requested approval to install an odor-eater insert in the manhole to address the sewer odor issue. D. Branch made a motion to approve installing the odor-eater insert; F. Furstinger seconded. **Motion approved (4-0)**.
    c. **Property drainage issue on Montgomery Drive:** The board discussed the drainage issue where water from one property is flowing downhill toward a neighbor's house. The directors determined that while the HOA has no jurisdiction over drainage codes, they will write a letter to the resident to address matters that are within HOA jurisdiction. It was concluded that the county, not the HOA, is responsible for enforcing drainage code. The affected resident should contact the county directly to address the issue.
    d. **Dead trees removal on River Island Land Common Area:** Rita received a request from L. Barton to have some dead trees on the back of her house on the common area removed. The trees will be added to the Annual Tree project. **ACTION ITEM: Rita to follow up with L. Barton.**
    e. **Quote to spread woodchips in the Western Woodlands:** F. Furstinger will get a quote to have a pile of woodchips spread along the Western Woodlands.
3. Review Minutes & Action Items from the Board Meeting: August 31, 2026. F. Furstinger made a motion to approve the minutes, J. Gruendler seconded. **Motion Approved (4-0)**
4. New Business:
    a.
5. Old Business
    a. **Insurance Policy Renewal**: No quote yet
    b. **Barricades by Phase III (Montgomery Dr.):** This has been done and it looks very good.
    c. **Waste Water Discharge Report**: No new information since the request information was submitted.
6. Properties in violation:
7. Treasurer's Report
        i. Accounts Review: Balances as August 31, 2026

GENERAL ACCOUNT: $14,950.29 RESERVE ACCOUNT (Money Market): $247,006.74
CDs: $ 103,732.78

ii. F. Furstinger updated the board that there are several operational matters including tree removal plans and insurance renewals. There is approximately $350,000 in reserve. The board decided to combine the CDs into two accounts.

8. Epicenter Communications
    a. Letters sent/received; b. Dropbox function; c. Website; d. Bulletin Boards.
    b. 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.: No Updates.
        ii. Any Update/Response: 32532 Greene Dr.: Garage Door Color: No response as of today. J. Gruendler recommended adding a read receipt. **ACTION ITEM: Rita to resend the email regarding the garage door color.**
    b. Landscape Committee:
        i. Annual Winter Seeding- No mowing for 2 weeks. **ACTION ITEM: Rita sent out an email blast.**
        ii. Common Area: 32470 River Island Lane (Tree Removal/Pruning). See 2(d) Homeowners Hearing for discussion.
    c. Social Committee: Halloween at the West Gate. Scheduled for Saturday, October 31st. M. Wallace will create a flyer to send to the residents. **ACTION ITEM: Rita sent out an email blast with the flyer.**
10. Pool | Maintenance Update: Everything is looking good at the pool. The board discussed the season closure of the pool. It will be discussed at the next meeting.
11. Real Estate:
    a. Property for sale: 32716 Greene Dr. (LOT), 32746 Greene Drive
    b. New Resident: Jesus and Erica Madrid: 32815 Riverside Dr.
12. Wastewater Treatment Plant
    a. Monthly Report – Maintenance Work Update: F. Furstinger will get a quote to replace the bulb, wipers, and cap at the plant.
    b. 14th Fairway/leach field update/emergency assessment: See 5c Old Business for update.
        i. Provost & Pritchard Update
13. Gates:
    a. Main Gate: All is good.
    b. New Maintenance Code: New code effective October 1st. ACTION ITEM: Rita to sent out an email with the new code.
14. RIEHOA Newsletter: Halloween information, Bear sighting. Looking for a volunteer to help with the newsletter.
15. Next regular board meeting – October 26, 2026, at 5pm
16. Meeting adjourned at 5:44pm
17. Closed Executive Meeting:
    a. AR and Past Due Accounts: Reviewed accounts in arrears. **ACTION ITEM: Rita sent out letters and start a spreadsheet.**
    b. President Carlisle will be looking for a new attorney to help with accounts in arrears and upcoming emergency assessment.
    c. Meeting adjourned at 6:03pm