



**Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
January 14, 2014**

- I. **Call to Order / Roll Call / Introductions:** Tim Young as President called the meeting to order at 7:04 p.m. Carl Kennedy as Treasurer, Joy Hurst as Secretary and Mitch Netedu as Director at Large were present. Tara Jolley was present as the Common Area Manager.
- II. **Adoption of the Agenda:** Unanimously adopted.
- III. **Approval of December 2013 Minutes:** Unanimously approved.
- IV. **Financial & Finance Committee Reports**
 - A. **November Statements:** The Finance Committee reviewed the statements. Carl Kennedy noted that questions raised were for review. He noted that finance meetings are usually the third Tuesday of each month. All owners were encouraged to attend.
 - B. **Beal Bank CD, 1-9-14, \$101,860.68:** Unanimously approved roll-over for one year.
 - C. **Cal Bank Trust 1-14-14 \$49,000:** Unanimously approved roll-over for one year.
 - D. **Worker's Comp Review / Admin Covered / No Partial Coverage Available for Admin:** No change at this time.
 - E. **Fremont Debit Card, President, NTE \$500.00:** Unanimously approved.
- V. **Open Forum: Results of December 2013 Executive Session & Manager's Report**
 - With a few recent thefts of tires and a bike, there was discussion around security cameras. The expense of cameras throughout the property was prohibitive, but the Board invited and welcomed any owner with ideas to do their research and present their findings to the Board.
 - Neighborhood Watch updates on emailed to those signed-up to receive them and posted on the open corkboards. It was noted that a Neighborhood Watch Meet-N-Greet on a weekend is a good idea.
 - The Board is considering parking stickers later in the meeting and advised that residents stay alert for notices and draft rules in the next newsletter.
 - Dryer vent cleaning is also under review. Owners are required to maintain their own dryer vent and machine hoses.
 - The Common Area Manager and other volunteers can do 1-2 other random nights during the month.
- VI. **Old Business**
 - A. **Chimney Affidavit:** Unanimously tabled.
 - B. **2014 Reserve Expenditures / Dryer Vent Cleaning:** Unanimously tabled for Board to review.
 - C. **Vehicle Registration Policy / Rule Change:** Unanimously approved for publication pending legal review.
 - D. **Rental Notification Policy / Rule Change:** Unanimously approved for publication pending legal review.
 - E. **Update Fine Policy:** Unanimously tabled pending rule ratifications.
 - F. **Ratify Aramark's Contract Change – Remove 2nd Floor Entry Door Mats:** Unanimously approved.
 - G. **Hydraulic Closure for Fountain Gate Building 5/6, Murray, \$508.00:** Unanimously denied.
 - H. **Direct TV HD Options:** Newsletter to request owner interest.
 - I. **Tan Bark Removal from Fountain Area in Building #4:** Unanimously approved.
- VII. **New Business**
 - A. **CACM 2014 Law Conference:** \$289.00 Ticket unanimously approved for manager.
 - B. **Annual Meeting:** Carl Kennedy announced his last year to run and serve on the board. He hopes to use this year to train a new Treasurer.
- VIII. **Time & Place of Next Meeting** – February 11, 2014, 7:00 p.m., North Clubhouse.
- IX. **Adjournment:** Unanimously adjourned at 8:36 p.m.



Murieta Homeowner's Association
EXECUTIVE MEETING RECAP
December 10, 2013

- Unanimously approved sending MR#317 & MR#040 to Allied collections if not paid by 12/31/13.
- Unpaid Fines, Fees & Special Individual Assessments: Unanimously denied rescinding unpaid fees, fines and assessments to MR#043.
- Unanimously rescinded MR#139's fine as vehicle was proven to be registered.
- MR#228: Propped Open Front Entry Door: Unanimously waived any fine.
- MR#213: Unanimously approved special individual assessments for Murray, \$85.00 and RMC, \$755.43.
- MR#018: Parking Backed-In: Unanimously approved a \$15 fine.
- MR#273: Unanimously approved a plumbing special individual assessment for \$352.50 and gave the unit owner until the end of January 2014 to rectify maintenance and storage issues.
- MR#083: Special Individual Assessment for Replacement Pest Test Stations: Unanimously approved \$45 for one station and \$180 to MR#094 for four stations.
- MR#305: Unanimously approved at \$15 fine per vendor parking violation and a \$31 special individual assessment for P.I. costs.
- MR#041: Insurance Claim Denied AAA, Negligence Clause in CC&Rs: Board approved no action and to have the Special Individual Assessment billings to this unit stand.
- MR#117: Unanimously approved a \$98.22 as a special individual assessment for seismic strapping.
- MR#262: Reimbursement for Electric Mixer, \$19.96 Stored in Washer: Unanimously declined.
- MR#095: Vendor Propped Open Building Entry Doors: Unanimously waived any fine.
- MR#120: Dangerous Driving – In The Exit Gate: Unanimously approved a \$25 fine.
- Guest & Vendor Parking Violations: Unanimously approved \$30 fines per incident for MR#088 & MR#157. Unanimously approved \$15 fines per incident for MR#150, MR#162, MR#199 & MR#244.
- Unanimously approved a one-time \$15 fine for multiple violations pending no further similar violations for one year for MR#198, MR#217, MR#235 & MR#299.
- Unanimously denied rescinding guest parking fines for MR#258 & MR#212.
- 2013 Staff Bonuses: Historically not done. No action taken.
- 2014 Staff Holiday Calendar: Unanimously approved.
- Employee Handbook Update Draft: Board agreed to review and take an email vote. If anyone has questions they are to send them Carl Kennedy.
- On-Site Manager Annual Review / Work Load, Environment & Protocol: The Board agreed that the annual review of the common area manager would be performed by President Tim Young and reviewed by the Board for further input and final approval.