

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

# **Murieta Homeowner's Association**

## **Board of Directors Meeting**

**February 14, 2012**

Board members are:

Timothy Young	President	Present
Charissa Gant	Vice President	Present
Carl Kennedy	Treasurer	Absent
Joy Hurst	Director	Present

Also in attendance: Susan Levin and Paola Berny

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**Tim Young called the meeting to order at 7:06 P.M.**

### **MINUTES**

**Motion:** Joy Hurst made a motion to approve the Jan. 10, 2012 HOA meeting minutes as written.

**2<sup>nd</sup>:** Charissa Gant

**Vote:** Approved: Charissa Gant, Joy Hurst & Tim Young.

**Motion Carried.**

### **COMMITTEE REPORTS**

#### Finance Committee:

The committee met on January 17 to go over the association's finances. There are a couple of CD's that have more than \$100,000 in them. The committee recommended board consider this, which will happen when all members are present.

#### Manager's Report:

Manager, Susan Levin, will go on vacation for 3 weeks in May. In her absence, the office will be covered from 8:30 to 2:00 p.m.

Maintenance man took great initiative and cleaned all debris from the roof and gutters last month before rain came.

The Newark police shared that there have been a series of instances of criminal activity along Joaquin Murieta Ave. The suspects fled by jumping the fence into our complex. There is a proposal to be voted on tonight to extend the privacy fence on the North West corner of the parking lot.

Waste Management sent a letter announcing that "some" accounts were going to see an increase in their rates. We are happy to say that Murieta was not on that list.

In even greater news, Murieta has been FHA approved. It was a long and tedious process and we are thrilled to see positive results.

A resident had her tire(s) slashed 3 times in a 10 day period. The Newark police got involved and offered to patrol our parking lots more often.

Going to the CACM seminar was well worth it. Susan will write a summary about it for the board in the next few days.

**Open forum:**

A resident wanted to thank the office and Susan in particular for all her dedication and hard work in securing FHA approval.

Regarding acceptable hours for construction in a unit, the board established that the acceptable schedule is from 8:00 a.m. to 5:00 p.m. and that out of courtesy, they should let their neighbors know about the work to be done and how long it will last.

**OLD BUSINESS:**

➤ **Affidavit of non-use for fireplaces:**

**Motion:** Charissa Gant made motion to table this item until the next HOA meeting.

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried.**

➤ **Checklist for election of directors, April 2012:**

**Motion:** Charissa Gant made motion to nominate Marilyn Bell from Ontara as the "inspector of elections" for the annual election of directors to take place in April.

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried.**

➤ **Verify email vote for common area plumbing repairs:**

**Motion:** Charissa Gant made motion to verify the email vote approving repairs to a common area pipe in Bldg. 3 # 227

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

**NEW BUSINESS:**

➤ **Repair drywall damaged by common area leak Bldg. 3 # 227:**

**Motion:** Charissa Gant made motion to accept DuCheney's Construction Inc.'s proposal dated 2/9/2012 for \$695 to make repairs to drywall and replace insulation damaged by a common area leak in Bldg. 3 # 227

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **Irrigation leak repairs:**

**Motion:** Joy Hurst made motion to accept Serpico's proposal dated 2/13/2012 for \$1,278 to do several irrigation repairs around the complex.

**2<sup>nd</sup>:** Charissa Gant

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **Proposal for Drip Irrigation:**

**Motion:** Joy Hurst made motion to table this item until the next HOA meeting.

**2<sup>nd</sup>:** Charissa Gant

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **Proposal to heighten perimeter fence :**

**Motion:** Joy Hurst made motion to not accept Custom Wrought Iron System's proposal.

**2<sup>nd</sup>:** Charissa Gant

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **New furniture for the south clubhouse:**

**Motion:** Charissa Gant made motion to approve the purchase of new furniture for the south clubhouse for an amount NTE \$1,500

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **Box of driveway access remotes:**

**Motion:** Charissa Gant made motion to buy 2 boxes of remote devices for driveway access from R&S for a cost of \$330 (approximately) each box.

**2<sup>nd</sup>:** Joy Hurst

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

➤ **Authorization to record notice of delinquent assessment:**

**Motion:** Joy Hurst made motion to authorize the recording of notice of delinquent assessment for MR 280

**2<sup>nd</sup>:** Charissa Gant

**Vote:** Approved: Charissa Gant, Tim Young and Joy Hurst

**Motion Carried**

Meeting was adjourned at 8:21. The Board of directors went into executive session where they discussed CC&R violations, rental requests and collection issues.