Murieta

Murieta Owners' Association
Board of Directors Opening Meeting
Tuesday, February 13, 2018

1. Call to Order
   The President called the meeting to order at 7:00 p.m.

2. Roll Call
   A. Board Members
   Anthony Garside, President
   Michelle Reyes, Vice President
   Judy Jones, Secretary
   Matthew Jue, Treasurer
   Pauline Russell, Director

   B. Others Present
   Carmen M. Vargas, Common Area Manager (CAM)
   Paula Conrad with Socher Insurance
   Anthony Frangadakis with Motus Insurance Services

3. Adoption of the Agenda
   The Agenda was approved.

4. Approval of Open Minutes
   The minutes of January 9, 2018 were approved.

5. Financials
   A. 2017 were within budget.
   B. The next finance meeting will be held on March 13, 2018 at 5:30PM.

6. Managers' Report
   A. A personal emergency preparedness class is set for 3/15/2018.
   B. There has been no negative feedback on Secure Lion Security

7. Open Forum

8. Old Business
   A. 2018 Ballot.
      i. Homeowners will receive their secret ballots in beginning of March and are due back by April 10, 2018 @7PM.
      ii. Paula Conrad discussed earthquake insurance options. She will be hosting an informational meeting on March 21, 2018 to go over all earthquake insurance options on the ballot. Owner were encouraged to attend.
      iii. Anthony Frangadakis presented the Motus Insurance option that will also be on the ballot this year. Motus Insurance offers personal earthquake insurance program for unit owners. This option gives unit owners access to a policy that provides a combined building & earthquake loss assessment limit. You can also choose to purchase personal property and loss of use coverage. This program is for individual unit owners that desire earthquake coverage with options that fit each unit owner's needs. The Association would be required to buy into the program at a cost of $3,100. The Association would receive $10,000 in earthquake coverage. Owners were encouraged to attend the 3/21 meeting for more details and to answer questions.
   B. Murieta Pizza Night. This event is scheduled for February 22, 2018 at 7PM-9PM.
   C. Building Exit Signs Replacement/Reserve Expense Phase 1 of 2 $6,360. SRB Tech Inc Proposal Approved.

9. New Business
    A. South Spa Plumbing Repair/Reserve Expense $3,500. American Leak Detection Proposal Approved.
    B. Pool Pump Replacement/Reserve Expense $1,850. Sparkle Pool Proposal Approved.
    C. CERT Personal Emergency Preparedness Class. March 15,2018 @7PM at the North Clubhouse. This class is free. Owners are encouraged to attend.
    D. Heritage Bank CD Placement $250K. The Board approved opening a new CD with a rate of 1.38% in the amount of $250,000 with Heritage Bank.
    E. Alameda County Composting Mandate. The county is requiring the Association to have composting services. Details of how Republic Services will begin this service are still pending.
    F. Main Entrance Landscape Proposal. Tabled

10. Time and place of next open meeting: March 13, 2018 at 7:00 p.m. at the North Clubhouse

8:00pm Meeting adjourned.

Executive Meeting Summary

The Board met in Executive Session on 2/13/2018 at 8:00pm and took the following actions:

1. Homeowner, Disciplinary & Special Individual Assessments.
    a. The Board reviewed an account for collection.
    b. Two hearings were held with owners regarding rental restrictions.
    c. Reviewed a contested Assessment and a request for reimbursement.
    d. Approved 4 Special Individual Assessment and tabled one for review in March.
    e. The Board assessed fines/daily fines to 2 owners.
    f. The Board had 3 hearing on unauthorized flooring whereas the CC&RS were upheld.
    g. Denied a design review.
2. Personnel
    a. The Board discussed personal.
3. Time and place of next executive meeting: March 13, 2018 at 8:00 p.m. at the North Clubhouse
4. 8:30pm Meeting adjourned.

These minutes were approved by the Board of Directors.

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Anthony Garside, President