



**Murieta Homeowner's Association  
Board of Directors Open Session Meeting  
Tuesday, May 12, 2015**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael DeLong, Vice-President, Kirsten List, Secretary, Matthew Jue, Treasurer, Gary Yue, Director and Carmen Mejia, Common Area Manager. Meeting called to order at 7:03 p.m.
- II. Adoption of the Agenda:** The Agenda was adopted
- III. Approval of the April 14, 2015 Annual and Open Minutes:** The minutes were approved.
- IV. Financials:**
  - a. Matthew reported that the finances looked good. He also noted that the HOA's Reserve Study will have to be updated to reflect the HOA's increased expense for future plumbing issues.
  - b. The next finance meeting will be held on 6/9/15, 5:30 p.m., at the North Clubhouse.
- V. Open Forum:**
  - a. Homeowner suggested using mulch around the base of the trees to aid in retaining water.
  - b. Homeowner discussed the high cost of her bill from Air Doctor for vent and air duct cleaning upon move in.
  - c. Homeowner suggested having a recommended vendor list by asking vendors to provide a set price for Murieta homeowners.
- VI. Old Business:**
  - a. Ratify Fire Department Key Request after inventory – Approved
  - b. Ratify All Season's Roofing Phase VII - \$77,320.00 – Approved
  - c. Ratify Arborwell Tree Removal Bids– Approved
    - Motion to approve Arborwell's bid to remove dead Pittosporum tree \$456 – Approved
    - Motioned to approve Arborwell's bid in the amount of \$1,904 and billback owners of the patio trees that have not be resolved prior to Arborwell's tree pruning date. – Approved
  - d. Ratify MR002 Water Damage Repair Expenses \$4,373.99 – Approved
  - e. Ratify MR213 Water Damage Repair Expenses \$1,300 – Approved
    - Motion revised to \$1,500 to include \$200 in material cost – Approved
  - f. Review Bids
    - Hydro Flushing – Approved bid in the amount of \$12,000 preferred Above All Plumbing matching All Bay Plumbing bid.
    - Dryer Vent – Tabled until Air Doctor Bid is received and other bids updated to include cleaning area from wall to dryer.
    - Asphalt – Motion to accept Alaniz Bid \$189,778.20 – Approved
- VII. New Business**
  - a. Ratify Wireless Security Alarm System – Approved
  - b. Ratify Allied Trust Service Agreement – Approved
  - c. Opening of Pool - May 22, 2015 Memorial Day Weekend – Approved
  - d. MR095 Request for Reimbursement– Denied
- VIII. CAM provided a brief Manager's Report on collecting bids and performing walk-throughs**
- IX. Time and place of next meeting:** June 9, 2015, 7:00 p.m., at the North Clubhouse
- X. Adjournment:** 8:13 p.m.