

## **October 9, 2012 Board of Directors Meeting**

The meeting was called to order by Tim Young at **6:59** p.m. Board members are:

Tim Young, President - **Present**

Charissa Gant, Vice President - **Present**

Carl Kennedy, Treasurer - **Present**

Joy Hurst, Secretary – **Present**

Margot Elliott, Director – **Present**

**Also in attendance: Susan Levin, Alex Marquez**

### **APPROVAL OF THE MINUTES**

|                     |   |
|---------------------|---|
| Motion:             | <b>Motion to approve of the Minutes of September 11, 2012.</b>    |
| Motion by:          | Joy Hurst   |
| 2 <sup>nd</sup> by: | Carl Kennedy  |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Tim Young, Charissa Gant, Joy Hurst, Margot Elliott |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

### **COMMITTEE REPORTS**

Finance Committee (by Carl Kennedy): After meeting on September 18<sup>th</sup>, the Finance Committee found that cash flow will break-even at the end of the year. Due to increasing costs in water and waste disposal, there will be an increase in 2013 HOA Dues. The Finance Committee is currently working on finalizing budget numbers. The next Finance Committee Meeting will be on Tuesday, October 23, 2012 at 6:30pm and homeowners are encouraged to participate.

### **MANAGER'S REPORT**

Waste Management's rate increase is effectively 53% due to under billing for several months prior. It is possible Waste Management may move to collect on over \$22,000 in unbilled amounts.

Margot Elliott is listed as a signer on Murieta's accounts with Fremont Bank and can now sign weekly checks.

There were reports of a man attempting to enter in the units of single women in Building 7. Since the man had a key, it is believed he may be a resident. The man was arrested on charges of public drunkenness. A note on personal safety will be added to the November 2012 Newsletter.

All Seasons Roofing is near completing Phase V of the carport re-roofing project. They will submit an invoice for 31 sheets of plywood replaced.

Susan Levin, the Common Area Manager, was awarded with a certificate of appreciation for her 11 years of outstanding service to the Murieta Community. Susan's last day at Murieta is October 19, 2012.

## **OPEN FORUM**

A resident recommended having an emergency response training class at Murieta that should cover items such as “how to shut-off gas lines” and what supplies (including food, water and medical supplies) to have in case of emergencies. The Board welcomes an emergency response training class at Murieta.

Another resident mentioned that the recycle bins often have trash mixed-in and requested the newsletter include a note about separating recyclables from trash.

All residents are highly encouraged to be more conscientious about conserving water. Installing low-flow toilets and heat sensing showerheads are among the new design models available for purchase and will help to conserve water at Murieta.

## **OLD BUSINESS**

|                     |   |
|---------------------|---|
| Issue:              | Balcony Railing Covers  |
| Motion:             |   |
| Motion by:          |   |
| 2 <sup>nd</sup> by: |   |
| Discussion, if any  | The wording for the new rule to go into effect is finalized and will be published in the November 2012 Newsletter so that residents have 30 days to comment. The new railing cover rule will be up for a Board vote in December 2012. |
| Approved:           |   |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Discussion is tabled for the December Board meeting.</b>   |

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|---------------------|---|
| Issue:              | 2013 Reserve Study  |
| Motion:             | Motion to Approve the 2013 Reserve Study as presented.            |
| Motion by:          | Carl Kennedy  |
| 2 <sup>nd</sup> by: | Joy Hurst   |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

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| Issue:              | City of Newark & New Garbage Collection Company  |
| Motion:             |  |
| Motion by:          |  |
| 2 <sup>nd</sup> by: |  |
| Discussion, if any  | The City of Newark has hired a private consulting firm to select a new waste management vendor. The private consulting firm's contact information will be listed in the November newsletter. The Board also recommended that attorney, and Murieta resident, Fred Trudeau follow-up with the City on whether Murieta would be able to obtain residential rates as opposed to commercial rates. |
| Approved:           |  |
| Abstained:          |  |
| <b>Outcome:</b>     | <b>Discussion tabled for the next meeting.</b>   |

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| Issue:              | Atco recommendation and proposal.  |
| Motion:             | Motion to approve Atco Pest Control's proposal for heat treatment to include the canine follow-up, install monitors in each unit and perform quarterly maintenance for one year. |
| Motion by:          | Carl Kennedy   |
| 2 <sup>nd</sup> by: | Charissa Gant  |
| Discussion, if any  | The Board recommends canine testing of the side units, front units and hallways.   |
| Approved:           | Joy Hurst, Charissa Gant, Margot Elliott, Carl Kennedy, Tim Young  |
| Abstained:          |  |
| <b>Outcome:</b>     | <b>Motion Carried</b>  |

## **NEW BUSINESS**

|                     |  |
|---------------------|--|
| Issue:              | Serpico Landscaping proposal for irrigation upgrades in the amount of \$4,329.00 |
| Motion:             | To approve Serpico's irrigation upgrades proposal as a Reserve Expense.          |
| Motion by:          | Charissa Gant  |
| 2 <sup>nd</sup> by: | Carl Kennedy   |
| Discussion, if any  |  |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Margot Elliott, Joy Hurst                |
| Abstained:          |  |
| <b>Outcome:</b>     | <b>Motion Carried</b>  |

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| Issue:              | Serpico Aeration Proposal   |
| Motion:             | To table Serpico's Aeration Proposal for at least six months.     |
| Motion by:          | Charissa Gant   |
| 2 <sup>nd</sup> by: | Carl Kennedy  |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

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| Issue:              | Allied Trustees Services' new authorization.                      |
| Motion:             | To approve Allied Trustees Services' new authorization.           |
| Motion by:          | Charissa Gant   |
| 2 <sup>nd</sup> by: | Carl Kennedy  |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

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| Issue:              | DuCheney's proposal for repairs at 39931-106 caused by common area leak.           |
| Motion:             | To approve DuCheney's proposal for repairs at 39931-106 in the amount of \$960.00. |
| Motion by:          | Charissa Gant  |
| 2 <sup>nd</sup> by: | Joy Hurst  |
| Discussion, if any  |  |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott                  |
| Abstained:          |  |
| <b>Outcome:</b>     | <b>Motion Carried</b>  |

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| Issue:              | Reimbursement request in the amount of \$55.00 by homeowner at 39931-106 for the cost of hiring a private plumber who did not properly diagnose, or fix, the problem. |
| Motion:             | Not to approve the request for reimbursement.   |
| Motion by:          | Charissa Gant   |
| 2 <sup>nd</sup> by: | Joy Hurst   |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott   |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

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| Issue:              | Purchasing a new CD for funds exceeding FDIC insured amount in Operating Account. |
| Motion:             | To purchase a second \$75,000 CD with Far East National Bank.                     |
| Motion by:          | Carl Kennedy  |
| 2 <sup>nd</sup> by: | Charissa Gant   |
| Discussion, if any  |   |
| Approved:           | Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott                 |
| Abstained:          |   |
| <b>Outcome:</b>     | <b>Motion Carried</b>   |

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|---------------------|---|
| Issue:              | Closing Pools for the year.   |
| Motion:             |   |
| Motion by:          |   |
| 2 <sup>nd</sup> by: |   |
| Discussion, if any  | The Board requested the pools be closed at the end of October 2012. |
| Approved:           |   |
| Abstained:          |   |
| <b>Outcome:</b>     |   |

Meeting was adjourned at 8:26 PM and the Board of Directors went into executive session where they discussed CC&R violations.