

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

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

# **Murieta Homeowner's Association**

## **Board of Directors Meeting**

**January 10, 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 7:05 P.M.**

### **MINUTES**

**Motion:** Joy Hurst made a motion to approve Dec. 13, 2011 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:

Treasurer absent. No report this month.

#### Manager's Report:

Main items worth noting from 2011:

A recent plumbing problem brought up questions regarding responsibility in the event of water leaks. After a meeting with the association's attorney, he sent us his interpretation of the current CC&R's as follows...

"under the current CC&Rs, a unit owner is not responsible for damage to another unit from a leak originating in the owner's unit in the absence of negligence. In the absence of a showing of negligence, the CC&Rs make each owner responsible for damage

occurring within his or her unit (and the Association responsible for damage to the common area.)

The driveway gates have been operational for a complete calendar year. During that year, we had reports of 10 incidents of criminal activity on the parking lots. This was a marked improvement from years before the gates were installed. Not perfect, but an improvement.

The board reiterated that "No vehicle may be backed into a parking space anywhere on Murieta property".

It remains a challenge to assure that units changing hands go only to owner-occupied buyers. The rental waiting list stands at 45 names and the name at the top of the list dates from June, 2010.

New from 2012:

We now have signs in place for the hot tubs that ask for the cover to be replaced after use.

The manager is working to find owners willing to participate in the annual election for board members.

Otis Elevators sent a proposal for a heating device that would be \$2,765 per elevator thinking that this is the root of the problems we have been having lately with the elevator in Building 1. Stan, our regular elevator tech, told the office to hold off on that proposal. He does not think that the cold is the problem.

Office was unable to secure a suitable document that residents can sign saying that they do not use their fireplaces. Board thinks that we will have to ask our lawyer to draw such a document. This is an item under "old business".

Serpico 2012 landscape maintenance contract was sent to us for renewal. There will be no rate increase from last year.

**Open forum:**

Resident inquired about who is responsible for the unit's front door.

Answer: owners are responsible for the unit's door and also for the screens on all windows.

**OLD BUSINESS:**

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

**Motion:** Joy Hurst made motion to contact the association's attorney to draw up the affidavit for non-use of fireplaces.

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

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

**Motion Carried.**

➤ **Nominating committee for election of directors, April 2012:**

**Motion:** Charissa Gant made motion to nominate the Board of Directors as the Nominating Committee 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.**

**NEW BUSINESS:**

➤ **CPA letter of engagement:**

**Motion:** Joy Hurst (after reviewing Carl Kennedy's written recommendation), made motion to accept Troy Van Sloten CPA & Associates' proposal to review financial statements and prepare state and federal income tax forms for 2011.

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

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

**Motion Carried.**

➤ **Report on application for FHA approval:**

The last update we got was that Murieta's application was denied because more information regarding the "gates" special assessment was needed and an appendix needed to be resubmitted. The Manager wrote a letter explaining the reason and duration of the special assessment and resubmitted the appendix in question. We now need to wait and see...

➤ **Landscape enhancement proposals:**

**Motion:** Joy Hurst made a motion to table this item until the March meeting.

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

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

**Motion Carried.**

➤ **Failing driveway access cards:**

**Motion:** Charissa Gant made the following motion: Effective February 15, we will no longer simply replace non-working access cards with new ones. Replacement cards will be subject to a \$10 deposit.

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

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

**Motion Carried.**

➤ **California Bank and Trust CD renewal:**

**Motion:** Charissa Gant made a motion to rollover this CD to a 12 month term with the current interest rate on the day on inception.

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

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

**Motion Carried.**

➤ **US Bank CD renewal:**

**Motion:** Joy Hurst made a motion to rollover this CD to a 12 month term with the current interest rate on the day on inception.

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

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

**Motion Carried.**

Meeting was adjourned at 8:02. The Board of directors went into executive session where they collection issues.