



Approved: Joy Hurst
Date: 12-8-13

Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
December 11, 2012

- I. Call to Order / Roll Call / Introductions:** President Tim Young called the meeting to order at 7:05 p.m. Directors present included Joy Hurst as Secretary, Carl Kennedy as Treasurer and Charissa Gant as Vice President (arrived during open forum). Management staff present included Alex Marquez and new association manager, Tara Jolley.
- II. Adoption of the Agenda:** Adopted unanimously as presented.
- III. Approval of Minutes BOD Meeting November 13, 2012:** Unanimously approved as presented.
- IV. Reports**
 - A. Finance Committee Report & Financial Statements:** Carl Kennedy noted that all owners should have received the approved 2013 Budget package at the end of November, that regular monthly reserve transfers are being made and that an Operating Cash Flow Report is done and reviewed regularly by the Finance Committee. The Finance Committee meets the 3rd Tuesday of each month, 6:30 p.m. at the North Clubhouse. All owners are welcome and encouraged to attend. Management was asked to acquire tax and year end review proposals for January meeting. The financial statements through October 2012 were unanimously approved.
 - B. Manager's Report:** New Manager Tara Jolley was introduced and gave an update on the following issues: mushrooms, feral cats, completion of documenting all balcony railing modifications to date in preparation for implementation of new rule (see Old Business A. Balcony Railing Rule). It was noted that though there had been storms and major rains, no significant roof leaks occurred.
- V. Open Forum:** Discussions included carpet stains, grocery carts, parking violations, sidewalk maintenance and overwatering. Management and volunteer residents will address violations on walkthroughs. Sidewalk repair bids have been requested for two locations. The newsletter will address the feeding of feral cats in the common area as well as options, safety concerns and costs of grocery carts in the common areas. Serpico will be doing a spring irrigation evaluation with Management to address overwatering. It was noted that part of irrigation upgrades being done is to change out sprinkler heads so that watering can be adjusted and customized to different spray needs in different areas (turf vs. lawn and direct light vs. shade). When Mr. Unlimited does regular carpet cleaning per the building schedule, they will be asked to address problematic stain areas as needed in other buildings as well.