

August 14, 2012 Board of Directors Meeting

The meeting was called to order by Tim Young at **7:03** p.m. Board members are:

Tim Young, President - **Present**

Charissa Gant, Vice President - **Present**

Carl Kennedy, Treasurer - **Present**

Joy Hurst, Secretary – **Absent**

Margot Elliott, Director – **Absent**

Also in attendance: Susan Levin, Alex Marquez

COMMERCIAL INSURANCE PROPOSAL Presentation by Marcy Stasi of Polaris Risk Management and Insurance Services.

- Marcy provided the Board with an updated insurance proposal by Polaris, who specializes in condo and HOA insurance.
- The proposal offers full replacement cost coverage in case the buildings are completely destroyed (damage caused by earthquakes or floods are excluded).
- Coverage is limited to Murieta's liability exposure as outlined in the CC&Rs.
- See page 5 & 6 for various sub-limit amounts listed in the proposal.
- Deductibles per building are \$10K per vacant building, and \$5k per occupied.
- Polaris offers its Insurance Certificate Monitoring Program, for an additional fee, to track the verification of compliance with insurance requirements.
- Carl Kennedy requested a quote with a \$10K Liability Deductible per occurrence and instead of \$1K, and \$25K Property Deductible per occurrence instead of a \$10K to compare pricing.

APPROVAL OF THE MINUTES

Motion:	Motion to approve of the Minutes of July 10, 2012.
Motion by:	Carl Kennedy
2 nd by:	Tim Young
Discussion, if any	
Approved:	Carl Kennedy, Tim Young
Abstained:	Charissa Gant
Outcome:	Motion Carried

COMMITTEE REPORTS

Finance Committee (by Carl Kennedy): The Finance Committee is discussing dramatic increases in utility rates as they pertain to water and especially waste disposal. Waste Management has implemented a 79% increase instead of the scheduled 24% increase which occurred in July. WM claims Murieta has been undercharged. The Committee welcomes all homeowners to join the Finance Meeting to continue this discussion and discuss the 2013 Budget as a whole. Next meeting will take place on Tuesday, August 21 at 6:30pm. The 2013 Budget must be presented to the community 45 days prior to the beginning of the new fiscal year. All members are encouraged to attend. The Gates Special Assessment is near its conclusion.

MANAGER'S REPORT

Paola Berny, the former HOA Assistant Manager, was presented with a gift card in appreciation for her years of service at Murieta.

A creature was reported to be inside the walls of a unit on July 13, 2012. A raccoon was caught 4 weeks later in a trap set near an open space at the meter closet.

Antonio re-blocked the entry area as it was done 3 years prior. Two skunks and an opossum have also been caught in traps set around the complex as a result of additional resident complaints. A source of the problem continues to be cat food provided by Murieta residents.

Bulky Waste – A bulky item dumpster will be here starting August 21 through 27.

Miles Per Hour Signage – There is no city code for MPH for the common area driveways. Pre-manufactured signage (for 8MPH) will be ordered.

Elevator Door Frames – Antonio painted all elevator door frames during his regular work hours thereby saving Murieta the cost of hiring a painting contractor.

Fire Alarm System – “Trouble on the line” has been reported in Building 4. Three residents have reported problems with the fire alarm system hardware but repairs to these fixtures have not cleared the problem. Statcomm will be here August 28 to troubleshoot the system.

National Night Out – The event was a success with approximately 60 residents attending in addition to the Alameda County firefighters.

OPEN FORUM

There were no discussions or questions raised during the Open Forum.

OLD BUSINESS

Issue:	To repay \$2,500 to Due from 2009 and \$2,500 Due from 2010 Reserve Accounts for a total of \$5,000.
Motion:	To repay loans from 2009 and 2010 in the total amount of \$5,000.
Motion by:	Carl Kennedy
2 nd by:	Charissa Gant
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Issue:	Balcony Railing Covers
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	After discussing the current state of lattice and plastic cover installations at Murieta, the Board agreed that Charissa would draft wording for a new balcony railing cover rule that would then be reviewed at the next meeting.
Approved:	
Abstained:	
Outcome:	Discussion tabled for next meeting.

NEW BUSINESS

Issue:	Bi-annual Common Area Kitchen Drain Cleaning Proposal from Tony's Plumbing.
Motion:	To approve Tony's Plumbing proposal in the amount of \$5,875 and to be paid from the Reserves Account.
Motion by:	Carl Kennedy
2 nd by:	Charissa Gant
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Issue:	Mr. Unlimited Floor Care Proposal.
Motion:	To approve Mr. Unlimited's estimate in the amount of \$21,480.
Motion by:	Carl Kennedy
2 nd by:	Charissa Gant
Discussion, if any	Charissa Gant suggested reducing in half the visits to the N. Clubhouse thereby reducing the cost by \$580.
Motion Withdrawn:	Carl Kennedy
Motion:	To approve Mr. Unlimited's estimate in the amount of \$20,900 and be paid from the Operating Account.
Motion by:	Carl Kennedy
2 nd by:	Charissa Gant
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Issue:	All Seasons Roofing proposal for Phase V of the carport repairs.
Motion:	To approve All Seasons Roofing Proposal for Phase V to be paid from the Reserves Account.
Motion by:	Charissa Gant
2 nd by:	Carl Kennedy
Discussion, if any	On average, an overrun of \$6K-\$8K is common due to repairs that are identified after roof tiles are removed. Carl Kennedy wants to know impact on Reserves.
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Issue:	Above All Plumbing proposal for repair of North and South side backflow devices.
Motion:	To approve both Above All Plumbing Proposals, each in the amount of \$950 to be paid from the Reserves Account.
Motion by:	Carl Kennedy
2 nd by:	Charissa Gant
Discussion, if any	Charissa Gant requested proposal to guarantee the devices.
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Issue:	Waste Management Pricing Increase.
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	Carl Kennedy requested the office pay Waste Management's invoices in two separate checks. Carl authorized office to contact attorney Fred Trudeau, who is a resident at Murieta, regarding the price increase, and provide him with all pertinent documentation.
Approved:	
Abstained:	
Outcome:	

Issue:	Statcomm proposal to trace and isolate Building 4 NAC#1 trouble.
Motion:	To approve Option 1 of Statcomm's proposal to trace and isolate NAC#1 trouble.
Motion by:	Charissa Gant
2 nd by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young
Abstained:	
Outcome:	Motion Carried

Meeting was adjourned at 8:31 PM and the Board of Directors went into executive session where they discussed CC&R violations.