



**Murieta Homeowners' Association
Board of Directors Open Session Meeting
Tuesday, November 14, 2017**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michelle Reyes, Vice President, Judy Jones, Secretary, Matthew Jue, Treasurer, Pauline Russell, Director, and Carmen Vargas, Common Area Manager. Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** The Agenda was approved.
- III. Approval of the October 10, 2017 Open Minutes:** The minutes were approved.
- IV. Financials:**
 - a. Matthew summarized the Finance Committee meeting.
 - i. Homeowners continue to attend and participate in the Finance Committee.
 - ii. A CD account with Heritage Bank was opened in the amount of \$100,000. Heritage Bank specializes in HOAs. The Board is considering moving the HOA operating Account to Heritage Bank.
 - iii. The Board discussed rolling over a CD that will be maturing in 12/2017 if the rate was the same.
 - b. The next Finance Committee Meeting will take place on 12/12/17 at 5:30 p.m. at the North Clubhouse.
- V. Manager's Report:**
 - a. Elevator located at bldg. 8 (39821) was completed and in operation. The elevator in bldg. 1 is still out of operation. The estimated time of completion 11/24/2017.
 - b. There is a 2-month security pilot program that began on November 1st, 2017. Lion Security will be conducting random stops on our property 7 days a week.
 - c. The final tree maintenance is scheduled in the month of December.
 - d. Reminded owners of the importance of checking plumbing in their units.
- VI. Open Forum:** Homeowners discussed community concerns.
- VII. Old Business:**
 - a. 2018 Budget– The Board approved the 2018 Budget. The dues will increase on average 2.8% over last years budget. New dues are as follows: 1 Bedrooms - \$340.07, 2 Bedrooms - \$371.77, and 3 Bedrooms - \$394.59.
 - b. 2018 Reserve Study- Approved
 - c. Earthquake Insurance – The 2018 ballot will have an option of Earthquake Insurance for the membership to vote on. An informational session for the community will be scheduled in March of 2018.
 - d. AT&T Fiber Agreement- Denied due to nonnegotiable terms in the agreement that can increase the HOA's liability.
- VIII. New Business:**
 - a. Ratification of Backflow Device Replacement- Approved as this was an emergency repair.
 - a. Ratification Two Month Security Pilot Program \$1,200/Month- Approved.
 - b. Key Fob Scanner Replacement \$586.83 for 2 Scanners for the South Clubhouse- Approved.
 - c. South Club House Furniture- No action was needed at this time as a possible replacement may have been found.
- IX. Time and place of next meeting:** December 12, 2017 at 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:34 p.m.