



**Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
June 10, 2014**

- I. Call to Order / Roll Call / Introductions:** Anthony Garside as President called the meeting to order at 7:00 p.m. Tim Young as Vice President, Michael DeLong as Treasurer and Mitch Netedu as Director at Large were present. Tara Jolley was present as the Common Area Manager (CAM).
- II. Adoption of the Agenda:** Tim Young made a motion to adopt the agenda which was seconded and carried. Mitch Netedu was opposed.
- III. Announcements**
 - A. ACWD 2013 Water Conservation Business of the Year Award:** Anthony Garside reported that Murieta had just received an Award of Recognition from ACWD.
 - B. Drought Conditions & ACWD Surcharges Pending – July 17, 2014 Public Hearing:** Anthony Garside explained proposed surcharge and that an increase in expenses will result. He noted pending ACWD Hearing and that protests may prevent the surcharge from passing. This will be noted in the newsletter.
 - C. PG&E November Peak Charges:** Anthony Garside noted pending increases make it prudent for everyone to reduce their peak-day use.
 - D. Fire Marshall Inspection:** Anthony Garside noted that the Association passed its recent surprise inspection perfectly with no corrections requested.
- IV. Appointment of New Director:** Long-time owner and volunteer Kirsten List agreed to serve the remainder of Allan Turner's term. Anthony Garside made a motion to appoint Kirsten List to the Board as a Director noting that Tim Young will serve as Vice President/Secretary. The motion carried unanimously.
- V. Approval of Minutes (May 13, 2014):** Anthony Garside made a motion to approve the minutes which was seconded and carried.
- VI. Financials –** The Finance Committee has reviewed the March & April Financial Statements. Their next meeting is 6/24/14, 6:30 p.m., North Clubhouse. All owners are welcome to attend.
- VII. Open Forum**
 - A. MR#074 – Ramp & Railing for Building #2 Entrance:** Since access is already provided and the cost is not reserved, no action was taken.
 - B. MR#110 – Bike Rack, Dog Feces & Playground:** After some discussion it was agreed that bike storage in the common area would not be implemented and that newsletter will contain reminders about pets and the playground petition.
 - C. MR#043 – Member in Good Standing Revoked / Owner Request for Open Session:** After requesting an earlier Hearing with the Board for a second time, this owner failed to be present once again. No change in standing.
- VIII. Old Business**
 - A. Tree Maintenance Proposals –** Tabled.
 - B. Asphalt Driveway Proposals –** Tabled.
 - C. Del Conte's Revised Irrigation Proposals:** CAM to resend to the Board for review and action.

D. Security Cameras in Priority Areas: Anthony Garside made a motion to purchase a camera for trial purposes for dumpster #1 at a cost not to exceed \$300.00. Motion was seconded and carried. Mitch Netedu abstained.

IX. New Business: Anthony Garside made a motion to ratify items A – F & I which was seconded and carried. (Golden Bear Annual Service: \$1,250.76 & \$710.68, CAM's Change in Hours / Office Hours 9-7, M-F, 2-11 Meeting Nights, New PTO Policy / Change in 2014 Holiday Schedule, North Clubhouse Roof Repair Bid from All Season's Roofing, \$2,860.00, Time Clock Purchase, Bldg. #6 Hydraulic Closure, \$334.36 and Medical Benefits Change Employee Contribution to 80/20%.)

G. Del Conte Drought 10 Point Plan / Sign & Authorization: CAM to resend to the Board for review and action.

H. North Clubhouse Paratex Termite Treatment of Roof Eave: Tabled.

J. Record Retention Policy – No changes needed as only copies of checks are retained. Current check copies are being shredded after three months.

K. Community Association Insider Early Renewal, \$282 vs. \$370: No action at this time.

X. Time & Place of Next Meeting: July 8, 2014, 7:00 p.m., at the North Clubhouse.

XI. Adjournment: Unanimously adjourned at 8:20 p.m.

Recap from April & May Executive Sessions:

1. Allied TS#09-17852, Former Owner: Proceed with small claims court action.
2. MR#158 Revoke Good Standing & Collections: Revoked Good Standing and to Allied if not pd. ½ on plan by 5-31-14.
3. MR#311: Special Individual Assessments in the amount of \$2,105.64, which splits the disputed invoice.
4. MR#058, MR#238 & MR#266: Levy special individual assessments for each of \$96.25 for return Statcomm visit on December 10, 2013. .
5. MR#266: Levy \$30 fine for repeat patio storage violation.
6. MR#224: No action as violations have stopped – climbing fence and smoking/littering..
7. MR#070: Levy \$15 fine for unregistered / stored vehicle.
8. MR#262: Window Covering Extension Request: Granted extension till May 31, 2014.
9. MR#216: Contested fine stands.
10. MR#166: Patio Storage: Levy \$15 fine.
11. MR#248 Temporary Right to Occupy Rental Unit Request: Denied. Loss of Lease privileges if goes beyond 60 days.
12. MR#195: Levy Special Individual Assessments in the amount of \$7,583.97 for plumbing leaks and remediation work.
13. MR#039: Denied extension. CAM to demand specific types of proof of residency.
14. MR#273: Curtains & patio to be compliant by end of month and repairs, registration, and unit inspection completed by June 30, 2014.
15. MR#305: Board reviewed complaints about CAM. Unfounded. BID notice downer.

Recap of June Executive Sessions:

1. Approval of Minutes for April & May Executive Meetings 2014: Approved the May 19th minutes with correction, the May 13th minutes with changes, the April 21st, April 28th and March minutes with addition of a date.
 2. MR#246: Temporary Rental Extension Request: Declined. \$15.00 per day starting after August 1, 2014 if unit is still renting.
 3. MR#039: Noise Complaints & Unauthorized Rental - Proof of Residency / Fines Pending: \$15.00 per day after July 1, 2014.
 4. Failure to Provide Emergency Contact Forms / Vehicle Registration (ECF): \$15.00 per month until compliant for MR#'s 011, 057, 083, 136, 139, 094, 169, 208, 269 & 294. .
 5. MR#269: Unauthorized Rental: Mitch \$15.00 per day after July 1, 2014
 6. MR#166: Waived fine since unit's patio is now compliant.
 7. MR#087: Feeding Cats at Front Entry Door: \$60.00 fine for reoccurring violation.
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