



Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
September 10, 2013

- I. **Call to Order / Roll Call / Introductions:** President Tim Young called the meeting to order at 7:00 p.m. Margot Elliott was present as Vice President and Mitch Netedu as Director at Large. Tara Jolley was present as the Association Manager.
- II. **Adoption of the Agenda:** Unanimously adopted.
- III. **Approval of August 13, 2013 Minutes:** Unanimously approved with corrections.
- IV. **Financial Reports** – July Statements have been reviewed by the Finance Committee. The Board unanimously ratified \$5,000 payments from operating account to the 2009 and 2010 Reserve Loans.
 - A. **Levy's Year-End Review Proposal for 2014:** Tabled.
- V. **Homeowner Issues / Open Forum / Recap of August Executive Sessions (See attached.)**
 - A. **MR#247 Cement Rounds Relocate:** Unanimously approved to current style.
 - B. **Tree Removal Request, MR#076:** Reviewed and unanimously denied. It was noted that costly tree removals and required replacements are done only per the recommendation of an arborist
 - C. **Tree Trim Request Tag #760:** Tabled for review and inspection.
- VI. **Guests – Serpico Landscaping Irrigation Overview:** A review of proposed enhancements for water conservation was discussed. The current condition of the irrigation system was noted and recommendations for priority work were made. Specifically, focusing on high efficiency nozzle and drip system conversion and separating shrub vs. turf watering valves. To meet upcoming water conservation requirements, may need to start removing turf where possible.
- VII. **Old Business**
 - A. **Insurance Renewal:** Unanimously approved.
 - B. **Serpico's Sprinkler Install, \$200:** Unanimously approved a single location as a trial.
 - C. **Sparkle Pool's 3-Way Valve for Spa Air Blowers, \$343.08:** Unanimously declined.
No new water loss issues noted since plumbing supply line replacement in August.
- VIII. **New Business**
 - A. **Mr. Unlimited's Carpet Cleaning / Steaming Contract Renewal:** Tabled.
 - B. **Serpico's Fall Aeration Bid:** Tabled.
 - C. **Ratify Sparkle's Pools South Pool & Spa Light Replacement, \$1,152.85:**
Unanimously ratified this completed work as a reserve expense.
 - D. **Comcast Early Renewal Agreement (\$32,400 Offer)** – Unanimously approved pending a unanimous email vote by all board members.
 - E. **Serpico's New Tree Bubblers (6), \$510:** Tabled pending confirmation by arborist which newly planted trees actually need bubblers.
- IX. **Time & Place of Next Meeting** – The next open meeting of the Board will be October 8, 2013, 7:00 p.m., at the North Clubhouse.
- X. **Adjournment:** Unanimously adjourned at 8:21 p.m.



**Murieta Homeowner's Association
EXECUTIVE MEETING RECAP
August 13, 2013**

The Board of Directors took the following unanimous action:

- MR#064: Now compliant on pool rules. No fines at this time.
- Allied Trustee account TS 11-10035 for small claims court action on \$9,599.47 debt.
- MR#158 & MR#087 revocation of Good Standing if not brought current on their payment plans by August 31, 2013.
- MR#087: Red Line Parking Violations, Fines Pending: \$15 fine for Red Line parking violation.
- MR#088: Guest Parking Violations: \$30 fine for (8) Guest Parking violation.
- MR#117: Special Individual Assessment for Murray Construction's common area repairs at \$567.85 and RMC water remediation at \$573.79 caused by their dishwasher leak.
- MR#321: Special Individual Assessment for Statcomm's Repairs and Reset, \$765.95.
- MR#139: Revocation of Guest Parking Placard for 2013: previous fines stand and Guest Parking Placard no longer to be used in 2013.
- MR#009: Rear Entry Gate Damage & Replacement: Special Individual Assessment for R & S Erection's emergency response and gate replacement costs - \$111 & \$5,475 respectively.
- MR#174: Special Individual Assessment for freezer line leak water remediation by RMC's \$1,323.95 and common area wall and baseboard repairs by Murray Construction \$816.73.
- MR#120: Guest Parking Violations & Special Individual Assessment for P.I.: \$15 fine per 15 incidents of violation and a Special Individual Assessment of \$24.50 for investigative costs incurred.
- MR#192: SIA Outstanding, Unpaid: revoking 'Good Standing' if not paid by end of August.
- MR#169: Disruptive Behavior & Smoke: \$15 fine levied.
- Address Numbers for Lower Patio Fences / Approx. \$400.
- MR#002: extending temporary rental waiver through December 2013.