

APPROVED: _____

DATE: _____

November 13, 2012 Board of Directors Meeting

The meeting was called to order by Tim Young at 7:05 p.m. Board members are:

Tim Young, President - **Present**
Charissa Gant, Vice President - **Absent**
Carl Kennedy, Treasurer - **Present**
Joy Hurst, Secretary – **Present**
Margot Elliott, Director – **Present**

Also in attendance: Alex Marquez

APPROVAL OF THE MINUTES

Motion:	Motion to approve of the Minutes of October 9, 2012 as written.
Motion by:	Carl Kennedy
2 nd by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Tim Young, Joy Hurst
Abstained:	
Outcome:	Motion Carried

Motion:	Motion to approve of the HOA Budget Meeting Minutes of October 30, 2012 as written.
Motion by:	Carl Kennedy
2 nd by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Tim Young, Joy Hurst
Abstained:	
Outcome:	Motion Carried

COMMITTEE REPORTS

Finance Committee (by Carl Kennedy): After meeting on October 23rd, the Finance Committee found that cash flow will be tight through the end of the year. The Finance Committee also finalized the 2013 Budget which was mailed out to all Murieta homeowners. The next Finance Committee Meeting will be on Tuesday, November 27, 2012 at 6:30pm and homeowners are encouraged to participate.

MANAGER'S REPORT

The City of Newark is still reviewing potential waste disposal service providers. The office has been in communication with HF&H Consultants, the private organization hired by the City of Newark to evaluate waste disposal service providers, to ensure they have accurate information about Murieta's service needs in order to obtain the most economic rates.

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Bed bugs seem to have been eliminated after heat treatments in a few units in Building 3 and no additional reports of the infestation. All affected units have been cleared for bed bugs by Scent-tek's bed bug sniffing canines (including neighboring units to the front and to the side).

There have not been new reports of skunks on the premises in the last 2 to 3 weeks. Skunk traps will be removed shortly.

Termites were reported in a unit in Building 1. Upon inspection by a termite inspector, it was noted that the evidence found pertained to old droppings and not evidence of an active infestation. The resident will keep an eye out for new droppings.

Mice were reported in buildings 6, 7 and 8 coming from common areas. Applied Pest has been called in to treat the units as necessary. Residents are discouraged from leaving cat food out as it invites rodents to feed.

Statcomm completed its annual fire testing on 11/8/12.

Kitchen draining cleaning in building 5 and 6 were completed as of 11/13/12. Buildings 7 & 8 are scheduled for cleaning on 11/14/12 and 11/15/12.

A new Common Area Manager, Tara Jolley, was hired and will start November 26, 2012. Tara has a 19-20 year background in HOA Management and is eager to join Murieta.

OPEN FORUM

Wild mushrooms have been spotted in various ground locations. While some animals can consume wild mushrooms, they are, for humans, likely to be toxic and potentially deadly. Residents are discouraged from coming into contact with them and can report them to the office so that the landscapers can remove them if needed.

A resident raised a concern about the new balcony railing rule and how it can affect homeowners who have already purchased lattices and plastic covers that were in compliance with the previous rule. There are two other known residents who are in the same situation. The Board asked the Office to maintain a list of homeowners who have previously complied with the Balcony Railing Rule so that their balcony railings and covers are exempt from the new rule that will be voted on December 11, 2012.

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OLD BUSINESS

Issue:	Waste Management billing & attempts to document over-filling.
Motion:	To continue to deduct the over-billed amount and pay the correct amount of \$13,246.20 and send a letter to Waste Management addressing their failure to correct their billing. This letter is to include Greg Ong's email confirmation on the correct billing amount, and shall be copied to the Newark's Mayor & City Manager.
Motion by:	Joy Hurst
2 nd by:	Carl Kennedy
Discussion, if any	Waste Management has failed to correct its billing to reflect actual service levels. WM is threatening to interrupt service.
Approved:	Carl Kennedy, Tim Young, Margot Elliott, Joy Hurst
Abstained:	
Outcome:	Motion Carried

Issue:	Bed bug Infestation – ATCO's re-treatment of 39953-126.
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	This item pertains to only one homeowner and will be moved to the Executive Session.
Approved:	
Abstained:	
Outcome:	Issue moved to the Executive Session.

NEW BUSINESS

Issue:	Bank of the West CD Renewal
Motion:	To roll over the CD at Bank of the West at the current rate.
Motion by:	Carl Kennedy
2 nd by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Tim Young, Margot Elliott, Joy Hurst
Abstained:	
Outcome:	Motion Carried

Issue:	Request for further repairs at 39931-106
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	This item pertains to only one homeowner and will be moved to the Executive Session.
Approved:	
Abstained:	

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Outcome:	Issue moved to the Executive Session.
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Issue:	Plumbing Invoice Reimbursement for 39931-106
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	This item pertains to only one homeowner and will be moved to the Executive Session.
Approved:	
Abstained:	
Outcome:	Issue moved to the Executive Session.

Issue:	Serpico Irrigation Repairs Proposal
Motion:	To table this discussion for the next HOA Meeting.
Motion by:	Joy Hurst
2 nd by:	Carl Kennedy
Discussion, if any	It appears that many of the repairs listed on this proposal would be unnecessary due to Serpico's upgrades proposal that was approved on October 9, 2012's HOA Meeting. Serpico is to confirm which repairs are necessary after the upgrades have been completed.
Approved:	Carl Kennedy, Tim Young, Joy Hurst, Margot Elliott
Abstained:	
Outcome:	Motion Carried

Issue:	Storm Damage Emergency Rates & Fall Mulch Special
Motion:	
Motion by:	
2 nd by:	
Discussion, if any	Serpico is to provide a Murieta-specific estimate for Ecomulch and regular mulch. The Ecomulch estimate is to honor the Fall Mulch Special pricing.
Approved:	
Abstained:	
Outcome:	

Meeting was adjourned at 8:22 PM and the Board of Directors went into executive session where they discussed CC&R violations.