



**Murieta Homeowner's Association
Board of Directors Open Session Meeting
Tuesday, December 8, 2015**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael DeLong Vice President, Matthew Jue, Treasurer, Gary Yue, Director and Carmen Mejia, Common Area Manager (CAM). Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** The Agenda was approved with the revision to add, under New Business, item g. End of Year Bonuses for Staff.
- III. Approval of the November 10, 2015 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
 - a. Matthew discussed the highlights of the finance meeting.
 - b. The next finance meeting will be held on 1/12/16, 5:30 p.m., at the North Clubhouse.
- V. Manager's Report**
 - a. CAM gave a progress update on the LED lighting project and future projects for 2016.
- VI. Open Forum:**
 - a. During the open forum, one owner expressed her appreciation of the office staff and another owner mentioned a broken roof tile and asked about preparedness for El Nino weather.
- VII. Old Business:**
 - a. Statcomm Repairs – \$4,283.75 – Approved
 - b. Hyperikon Proposal for Additional T8 Lights – \$1,160 – Approved
 - c. Hyperikon Proposal for Lobby Downlights – \$2,420 – Approved
 - d. Hyperikon Proposal for Canopy Carport Lights – \$9,243 – Tabled pending further research.
 - e. Metro Concrete Revised Proposal – \$4,958 – Approved
 - f. Arborwell Tree Removal Proposal – \$852 – Approved
 - g. Balcony Railing Covers – Tabled till January's meeting.
 - i. Rule 1 – Patio lattice or covers are to be purchased and installed through the HOA only. This will ensure uniformity throughout.
 - ii. Rule 2 – The lattice must be the color of the building trim (Oxford Brown).
 - iii. Rule 3 – Optional lattice backing must be clear. Owners with balconies facing the exterior (non green belt) of the complex are permitted to have a solid backing matching the building color.
 - iv. Rule 4 – Owners with the optional solid backing must agree to random inspections not to exceed 3 per year without Board approval to ensure balcony compliance.
- VIII. New Business**
 - a. Ratify Bank of the West CD Renewal 11/14/2015 – Approved
 - b. First National Bank CD Renewal 12/5/2015 – Approved
 - c. Ratify Building 5 Elevator Valve Replacement – \$12,548.85 – Approved
 - d. Hydro Point Subscription Renewal – Approved 1 year subscription at \$900.
 - e. Ping Pong Table Replacement– Approved a replacement costing around \$400.
 - f. Pet Waste Stations – Denied
 - g. End-of-Year Bonuses for Employees – Approved
- IX. Time and place of next meeting:** January 12, 2016, 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:50 p.m.