



Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
August 13, 2013

- I. **Call to Order / Roll Call / Introductions:** Vice President Margot Elliott called the meeting to order at 7:02 p.m. Carl Kennedy was present as Treasurer, Joy Hurst as Secretary 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 July 9, 2013 Minutes:** Unanimously approved.
- IV. **Finance Committee Report:** Treasurer Carl Kennedy reported that the finance committee had reviewed the June 2013 statements and reconciliations and all looked in order. They have started preparing the 2014 budget. The Committee called for payments on the 2009 & 2010 borrowings from the reserves. The next meeting is set for 6:30 p.m., August 20, 2013 at the North Clubhouse. All owners are welcome to attend. It was noted that the Board needs to monitor the City's agenda to stay apprised of items that may affect the budget.
- V. **Homeowner Issues / Open Forum / Results of July 2013 Executive Sessions (See attached):**
 - A. Resident of #214 of building #4 was present to address a possible leak in her ceiling, noise and cigarette butts falling in the patio from unit above and her witnessing a trespasser leaving food in the common area for wild animals. The leak will be investigated. The resident was asked to complete a Notice of Violation Form (available from the office or off the website) and the office will pursue police enforcement of the trespasser.
 - B. It was noted that cigarette butts and black stains on wall are occurring at the 2nd floor landing of building #6, mailbox side. Also, a diaper was seen left in common area. Based on descriptions of persons seen smoking in the area, as well as complaints about young adults hanging out smoking near building #6, a Warning Letter will be sent to tenants and landlord of MR#168.
 - C. It was noted that though entry gates are open 4-7 p.m., all other gates and buildings are locked. Maintenance will inspect the lock for building #8 and owners that have keys that are no longer working due to normal wear and tear, may seek a replacement key at the office.
- VI. **Old Business**
 - A. **Reserve Study:** The Board unanimously approved Reserve Analysis Consultants, LLC's proposal for the 2014 update at \$1,175.00.
 - B. **Insurance Renewal:** Zenith renewal with its 26% increase was tabled for review. Office will confirm projected payroll for 2014.
 - C. **Neighborhood Watch & National Night-Out Event Recap:** Event was a great success with our highest turn-out to date. Staff's efforts were acknowledged. It was noted that the Neighborhood Watch Volunteers and some Murieta Mom's are planning an International Potluck Party on the south side in September.
 - D. **Carport Roofing, Phase VI – Change Order for Dry Rot (Plywood, Tile & Fascia):** Board unanimously approved All Season Roofing's change order for \$13,291.70.
- VII. **New Business**
 - A. **Ratify Serpico's Irrigation Proposal:** The Board unanimously ratified and approved July's irrigation repairs and additional work at \$1,314.73.
 - B. **Ratify Bulky Item Dumpster, 30 yard:** The Board unanimously ratified Republic's dumpster fee of \$772.73.
 - C. **Security Services:** Brief discussion but no action taken.
 - D. **Parking Patrol Services:** Tabled pending review of the July financial statements.
 - E. **Termite Report MR#196:** The Board unanimously approved Able Termite's contract for items 10B, 10C & 10D at a cost of \$725.00.
 - F. **Patio Tile Proposals for MR#053:** The Board unanimously approved Murray Construction's patio tile replacement at a cost of \$2,462.09 and allowing owner to extend patio in their patio at their own expense, estimated at \$1049.21.
 - G. **Ping Pong Table & Paddles for South Clubhouse:** The Board unanimously approved the Association paying up to \$300 for table and equipment purchase. Task to be done by owner requesting the clubhouse addition. Office will check out equipment, though residents can use their own as well.
 - H. **Guest Parking, MR#151's Letter:** Considered and discussed. Tabled for consideration.
- VIII. **Time & Place of Next Meeting** – The next open meeting of the Board will be September 10, 2013, 7:00 p.m., at the North Clubhouse.
- IX. **Adjournment:** Unanimously adjourned at 8:28 p.m.



**Murieta Homeowner's Association
EXECUTIVE MEETING RECAP
July 9, 2013**

The Board of Directors took the following unanimous action:

- Dropped all fines MR#271 except for the \$50 noise violation fine. Reduced the \$1,156.39, 2005 Special Individual Assessment to \$250. If agreed, Good Standing Status to be reactivated.
- Levied a \$25 fine to MR#214 for late night pool noise and waived any fine for MR#258.
- Levied two \$25.00 fines to MR#216 for propping open their front fire door.
- Levied an Individual Special Assessment of \$315.00 to MR#024 for Statcomm's reset of building's fire alarm on 5/26/13.
- Waived guest parking fines for MR#020 and MR#119, levied a \$15 per incident fine for MR#083, MR#091, MR#139, MR#169 and at \$30 fine per incident for MR#088.
- Approved Stacey Murray's proposal for common area repairs at \$567.85 for MR#117's dishwasher leak and tabled SIA.
- Denied pool closure before 10:00 p.m..
- Approved emergency replacement of South rear exit gate by R & S Erection for \$5,475.00 and tabled SIA until work has been completed.