



Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
October 8, 2013

- I. **Call to Order / Roll Call / Introductions:** President Tim Young called the meeting to order at 7:06 p.m. Mitch Netedu as Director at Large and Joy Hurst as Secretary were present. Tara Jolley was present as the Association Manager.
- II. **Adoption of the Agenda:** Unanimously adopted with the addition of Vehicle Registration under New Business.
- III. **Approval of September 10, 2013 Minutes:** Unanimously approved.
- IV. **Financial Reports**
 - A. **August Statements:** Were reviewed. The next finance meeting is 10/22/13, 6:30 p.m.
 - B. **Locking & Shredding Deposit Check Copies:** Unanimously approved shredding current check copies three times a year and shredding all archived copies. Office to investigate costs of an industrial shredder.
 - C. **Renewal of US Bank CD and Far East Bank CD:** Unanimously approved.
 - D. **Borrowing from Reserves for 2013-2014 Insurance Premium, \$33K:** Unanimously ratified.
 - E. **Draft 2014 Pro-Forma Operating Budget:** Tabled till November meeting.
 - F. **Comcast Agreement & 5 Year Amortization of \$32,400:** Unanimously approved with fund going into the reserves.
 - G. **Levy's Year-End Review & Tax Preparation Proposal, \$1,490:** Unanimously approved.
- V. **Homeowner Forum / Recap of September Executive Sessions (See attached.)**

Sample logos were reviewed and tabled until common area signs need replacement. It was noted that screens at bottom of fountain gate for Building #5 really helped stop leaves from entering hallway. Homeowner thanked Board for adding problem carpet stain areas as needed to help protect the overall appearance and curb appeal of units. A Manager's Recap will be provided for owners to review at meetings. Leaf build-up near parking space #288 was noted. A reminder will be sent to Serpico. It was noted weekend fire alarms were due to a failed heat detector, not a hazardous incident. The September International Pot-Luck was determined to be a success with 25 families reportedly participating. The first floor entry door for Building #4 will be checked and adjusted so that tampering is corrected. Serpico will be asked to trim below Murieta entrance sign so that it is visible.
- VI. **Old Business**
 - A. **Serpico's Contract Renewal, / Fall Walkthrough:** Tabled till November meeting.
 - B. **Serpico's Fall Aeration Bid:** Tabled till spring 2014.
 - C. **Serpico's New Tree Bubblers (6), \$510:** Unanimously approved as a reserve expense.
- VII. **New Business**
 - A. **Mr. Unlimited's Contract Renewal:** Unanimously approved 2 year contract.
 - B. **Above All Plumbing Backflow Repairs, \$255 North, \$950 South:** Unanimously ratified.
 - C. **Landscape Proposals:** Tabled till Executive Session, Tuesday, October 22, 2103, 6:30 p.m. for Del Conte interview.
 - D. **Serpico's Aug. \$503.20 & Sept. \$557.43 Irrigation Repairs:** Unanimously approved.
 - E. **Serpico's Special - Discounted Mulch, \$75 a Yard:** Tabled till spring 2014.
 - F. **Rental Waiting List Updates & Notifications:** Board confirmed that office is to implement policy as written.
 - G. **Vehicle Identification:** Unanimously approved registering all resident vehicles. Mitch Netedu volunteered to assist in creating database.
- VIII. **Time & Place of Next Meeting** – November 12, 2013, 7:00 p.m., North Clubhouse.
- IX. **Adjournment:** Unanimously adjourned at 9:00 p.m.



Murieta Homeowner's Association
EXECUTIVE MEETING RECAP
September 10, 2013

The Board of Directors approved the following by unanimous vote:

- MR#040 sent to collections for non-payment of dues.
- MR#231 Illegal Dumping & Unauthorized 2nd Floor Hardwood Floors: levied a \$140 special individual assessment for illegal dumping and removal. Unit is required to restore carpeting to their entire unit with the exception of the kitchen, bathrooms (only immediate area around commode and shower in back bathroom) and washer/dryer laundry area.
- MR#277: Dog Feces in Patio: \$15 fine levied.
- MR#174: Contested SIA for Freezer Line Leak / Pipe in Wall: the billings stand.
- MR#263: Unauthorized Rental: Unit is being sold. No further action.
- MR#149: Ratify \$1,235.14 & SIA for Hot Water Heater Leak Damages: Special Individual Assessments levied.
- MR#210: Unregistered Vehicle & Parking Backwards: Special Individual Assessments levied for \$25 to cover investigative costs of their guest vehicle and a \$50 fine for all of the dozens of violations - parking backwards and Guest Parking.
- MR#226: Dumping & Removal Costs: Special Individual Assessments levied.
- MR#321: Contested SIA for Response & Repairs to Fire Safety Equipment: The \$765.95 Special Individual Assessment stands.