



**Murieta Homeowners' Association  
Board of Directors Open Session Meeting  
Tuesday, November 8, 2016**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael Delong, Vice President, Matthew Jue, Treasurer, Michelle Dimmett, Secretary, Pauline Russell, Director and Gary Yue, Assistant to CAM. Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** Approved.
- III. Approval of the October 11, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
  - a. Matthew Jue presented an overview of the final budget:
    - i. Plumbing and water damage costs were reduced.
    - ii. Landscaping and monthly reserve contributions were increased. These increases will be invested in our community to maintain the property value and safety.
  - b. The next Finance Committee Meeting will take place on 12/13/16 at 5:30 p.m. at the North Clubhouse.
- V. Manager's Report**
  - a. Roof project is nearly complete.
  - b. The next project is to upgrade the exterior chandeliers to LED lanterns. These are located between buildings.
  - c. An outside vendor will be working on trip hazard repairs around complex and the city sidewalks.
  - d. The Main Exit Gate was damaged by an unknown vehicle and has been repaired.
  - e. It was noted that the lighting above the building intercoms and elevators are not yet replaced.
  - f. The office is to obtain an estimate for courtyard lollipop lights.
- VI. Open Forum:**
  - a. Homeowner suggested that the HOA subsidize the permit and inspection cost from the City to motivate homeowners to replace their aging furnances.
  - b. Homeowners inquired about the Murieta office sign replacement and about whether the builings' TV antennas were in good working order.
- VII. Old Business:**
  - a. 2017 Final Budget – Approved.
  - b. Ratify Trip Stop Estimates - Total \$4,480.16
    - Murieta Common Areas - \$3,641.05 – Approved.
    - City Sidewalks - \$839.11 – Approved.
  - c. Initial Dry Well (Flo-Well) Proposal – Tabled for more information.
- VIII. New Business**
  - a. **Earthquake Insurance** – A representative from Socher Insurance attended the meeting and discussed the cost of obtaining earthquake insurance.
    - i. An alternative option to earthquake insurance is to hire a structual engineer to evaluate the feasibility of strengthening the buildings' structures.
    - ii. A majority approval votes would be needed to purchase earthquake insurance due to the amount it would increase monthly HOA dues.
    - iii. The Board discussed strategies on how to best disseminate earthquake insurance information to homeowners.
- IX. Time and place of next meeting:** December 13, 2016 at 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 8:15 p.m.