



**Murieta Homeowners' Association
Board of Directors Open Session Meeting
Tuesday, September 13, 2016**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael Delong, Vice President, 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 August 9, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
 - a. The next Finance Meeting was changed to 9/20/16, at 6:00 p.m., at the North Clubhouse.
 - b. Anthony Garside indicated that HOA dues will most likely be increased in order to fund necessary projects.
- V. Manager's Report**
 - a. Palm tree trimming is complete on the north side and will now continue on the south side.
 - b. The roofing project, including tile restoration and dry rot repair, is in process.
 - c. Statcomm fire alarm testing is in process and will continue through the end of next week.
 - d. All complex-wide projects are currently on schedule.
- VI. Open Forum:**
 - a. Homeowners discussed the community landscaping.
 - b. Homeowner inquired about the elevator upgrade project.
 - c. Homeowner pointed-out that Building 8 does not have any handicap accessible ramps.
 - d. Homeowners discussed shopping carts being left in buildings. Gary will look into getting custom signage made after projects are completed in September.
- VII. Old Business:**
 - a. 2017 Budget Preparation – The Board encourages homeowners' input for the budget.
 - b. Elevator Modernization
 - i. Thyssen-Krupp Proposal with Payment Amendment – \$239,548.00 – Ratified.
 - ii. Bay Alarm Proposal for Site Survey – \$2,450.00 – Ratified.
 - iii. Bay Alarm Proposal for Fire Recall Portion of Elevator Modernization – \$2,795.00ea – Ratified.
 - iv. Muscio Electric Proposal – \$7,485.00ea – Ratified.
 - c. North Solar Panel Replacement Proposal – \$9,500.00 - Ratified
 - d. Dry-Rot Repairs Proposal by Warda Construction – \$130,178.60 - Ratified
 - e. Insurance Renewal Proposals Complete; No action needed.
 - f. Reserve Study Finalization Review; No action needed.
- VIII. New Business**
 - a. HOA Project Schedule – Most projects are to be completed in September; roofing repairs will carry over into October.
 - b. The Board discussed the selection of two elevators for modernization. The Board approved Elevators 3 & 8 to be upgraded in 2017 due to maintenance records.
 - c. Carport LED Flood Lights- \$2,848 – Approved.
- IX. Time and place of next meeting:** October 11, 2016, 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:48 p.m.