



**Murieta Homeowners' Association
Board of Directors Open Session Meeting
Tuesday, June 13, 2017**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michelle Reyes, Vice President, Judy Jones, Secretary, Matthew Jue, Treasurer, Pauline Russell, Director, and Carmen Vargas, Common Area Manager. Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** The Agenda was approved.
- III. Approval of the May 13, 2017 Open Minutes:** Approved
- IV. Financials:**
 - a. The next Finance Committee Meeting will take place on 7/11/17 at 5:30 p.m. at the North Clubhouse.
- V. Open Forum:** Announcement: Koffee Klatch meets 8:30am -10:30 on 7/10/2017. Discussed lights, foundation, water leak and community recycling.
- II. Manager's Report:**
 - a. CAM went over schedule of repairs, painting and power-washing.
- III. Old Business:**
 - a. ATT Fiber – ATT proposed payment to the HOA for installing fiber will go down from \$100 to \$50 per unit after June 30, 2017.
 - b. TOPS Software Implementation – TOPS cannot import Quick Books history which would cause HOA to maintain both systems. Board would like to review language in contract and compose a letter to TOPS to rectify or end relationship and request a refund.
 - c. Club House Vinyl Replacement \$5,650 – Approved.
 - d. Front Entrance Landscaping – Board approved to replace the current foliage with armeria martima.
 - e. Republic Waste Trash and Recycling Bins – Signage looks confusing. Board will continue to work on this and potential new signage.
 - f. Landscaping Removing Junipers- Tabled.
- IV. New Business:**
 - a. Quick Books Upgrade: \$499 Approved.
 - b. Fountain Stucco Replacement - \$6,000 Approved.
 - c. Reserve Study - Will be discussed at the Finance Meeting
 - d. PG&E Gas Line Replacement – Work will begin on the south side of the complex. PG&E will restore asphalt after work is complete.
 - e. Pest Control – Tabled
 - f. Converting Call Boxes to Cellular – Tabled until more proposals are obtained.
 - g. Patio Compliance – Reminder that home owners must keep patios and balconies clean.
 - h. Window and Door Screens - HOA will keep screen doors and patio screen doors in stock for homeowners to purchase.
 - i. National Night Out – 8/1/2017 Three residents volunteered to help.
 - j. Checmical Equipment Upgrades to Pool & Spas - \$7,600 Approved.
 - k. Alarm Responses – Discussed how the Fire System worked and how to avoid triggering a false alarm.
 - l. CD Renewal – Rollover Beal Bank CD.
- V. Time and place of next meeting:** July 11, 2017 at 8:00 p.m. at the North Clubhouse.
- VI. Adjournment:** 8:28 p.m.