



**Murieta Homeowners' Association
Board of Directors Open Session Meeting
Tuesday, January 10, 2017**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael Delong, Vice President, Matthew Jue, Treasurer, Michelle Dimmett Reyes, Secretary, Pauline Russell, Director, Carmen Vargas, Common Area Manager and Gary Yue, Assistant to CAM. Meeting called to order at 7:01 p.m.
- II. Adoption of the Agenda:** The Agenda was approved.
- III. Approval of the December 13, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
 - a. The Board is exploring different CD options for better rates.
 - b. The next Finance Committee Meeting will take place on 2/14/17 at 5:30 p.m. at the North Clubhouse.
- V. Manager's Report:**
 - a. The Board welcomed back CAM and expressed gratitude to Gary and Alex for managing the office in her absence.
 - b. Murieta Maintenance is working diligently to address areas of concern around the complex including areas that may flood in the rain.
 - c. Projects are in works which include new elevators, landscaping, and software upgrades.
- VI. Open Forum:**
 - a. Homeowner expressed concern about trespassers going through trash bins.
 - b. Community nights were discussed in order to increase member engagement.
- VII. Old Business:**
 - a. HydroPoint/WeatherTrak Renewal - \$900 – Approved
 - b. Dry Well Installation near Bldg. 5 by Warda Construction - \$2,900 – Approved
- VIII. New Business:**
 - a. Patio and Balcony Walls & Ceiling Maintenance Responsibility
 - i. Expenses incurred to repair damage to the stucco and ceiling due to grilling is the responsibility of the homeowner to pay.
 - ii. Expenses incurred to repair damage to balcony flashing and fence wood due to water overflow from plants being watered without a pan is the responsibility of the owner to pay.
 - iii. The office is instructed to address these issues prior to the upcoming painting of the complex.
 - b. Ratify – Drywall Repairs at MR284 by Warda Construction - \$2,100 – Approved
 - i. Common Area Pipe Leak
 - c. Ratify – Ceiling Repairs at MR216 by Red & Gold Construction - \$870 – Approved.
 - i. Special Individual Assessment hearing is scheduled for March 14, 2017 to determine point origin of leak and responsibility.
 - d. Arborwell Emergency Tree Removal – \$1,755.00 – Approved
- IX. Time and place of next meeting:** February 14, 2017 at 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:47 p.m.