



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

- 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 and Gary Yue, Assistant to CAM. Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** The Agenda was approved and amended by adding under section VIII., Item f. - Ratify California First National Bank CD Renewal in New Business
- III. Approval of the November 8, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
  - a. Matthew Jue provided a financial overview and highlighted the following:
    - i. The Board is exploring different CD options for current cash reserves.
    - ii. The implementation of TOPS software for the HOA will begin in early 2017.
    - iii. The Board approved year-end bonuses for office and maintenance staff.
    - iv. The next Finance Committee Meeting will take place on 1/10/17 at 5:30 p.m. at the North Clubhouse.
- V. Manager's Report:**
  - a. The upgrade of all exterior chandeliers to LED lanterns has been completed.
  - b. Sidewalks repairs by Trip-Stop will begin Thursday 12/15/2016 if weather permits.
- VI. Open Forum:**
  - a. Homeowner inquired about the Common Area Manager's return to work.
- VII. Old Business:**
  - a. The Board discussed putting earthquake insurance on the 2017 Annual Ballot. It was not included in the 2017 operating budget, but the Board approved adding it to the Annual Ballot nonetheless. It will require two-thirds majority homeowner approval for it to pass.
  - b. Dry Well (Flo-Well) at Bldg. 5 – Tabled for more information.
- VIII. New Business:**
  - a. Applied Pest Bait Monitoring Stations Proposal for the perimeter of Bldg. 1 – Approved for a limited time of three months.
  - b. HydroPoint/WeatherTrak Renewal - \$900 – Tabled for more information.
  - c. Caliber Home Loans request to be added to Murieta website - Declined. The Board affirmed vendors listed on the Home Services page of the HOA website are listed by homeowner referral only.
  - d. 2017 Condominium Bluebook – The purchase of one copy was approved.
  - e. Retainer Wall at Bldg. 6 – The Board approved Warda Construction's proposal in the amount of \$2,200.00
  - f. Ratify California First National Bank CD Renewal – Approved.
- IX. Time and place of next meeting:** January 10, 2017 at 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:47 p.m.