

## **September 11, 2012 Board of Directors Meeting**

The meeting was called to order by Tim Young at **7:03** p.m. Board members are:

Tim Young, President - **Present**

Charissa Gant, Vice President - **Present**

Carl Kennedy, Treasurer - **Present**

Joy Hurst, Secretary – **Present**

Margot Elliott, Director – **Present**

**Also in attendance: Susan Levin, Alex Marquez**

### **SERPICO LANDSCAPING Presentation by Rhett Hastings**

- Rhett provided an overview of Assembly Bill 1881 that governs new landscape development rules that pertain to both the construction or redesigning of developments 2,500 sq. ft. or larger.
- Rhett also presented an overview of Senate Bill 7X7 which mandates a 20% water reduction by 12/31/2020 for water usage in urban areas. It also mandates an interim 10% reduction by 12/31/2015.
- Serpico proposes various methods to achieve a reduction of water usage including: periodic water audits, equipment and infrastructure tune-ups, regular maintenance, system upgrades, and effective computer control programming.
- A key task will be to optimize Distribution Uniformity (or DU) while eliminating overwatering. This can be achieved by installing uniform sprinkler heads to replace the existing mix of sprinkler heads throughout the Murieta greens, and adjusting water distribution areas.
- Serpico recommends an examination of the irrigation design at Murieta in order to optimize water usage. In particular, Serpico noted the following items for review: narrow lawn strips along the streets; sprinkler heads located near walls and patio fences; use of mixed sprinkler heads; dated and worn sprinklers; and sprinkler types in relation to the vegetation they water.
- Rhett submitted an Upgrading Proposal for the Board's review and consideration.

### **APPROVAL OF THE MINUTES**

Motion:	<b>Motion to approve of the Minutes of August 14, 2012.</b>
Motion by:	Charissa Gant
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Tim Young, Charissa Gant
Abstained:	Joy Hurst, Margot Elliott
<b>Outcome:</b>	<b>Motion Carried</b>

## **COMMITTEE REPORTS**

Finance Committee (by Carl Kennedy): The Finance Committee is still trying to determine the actual impact that Waste Management's increase in billing will have on the Operating Budget. Waste Management is still researching the accuracy of their increased billing. Next year's cash flow budget will be impacted by WM new rates. The next Finance Committee Meeting will be on Tuesday, September 18, 2012 at 6:30pm.

## **MANAGER'S REPORT**

All Ways Towing submitted a new contract, with the same terms as the prior contract, to be reviewed and approved by the Board. They are also requesting a new "Responsible Persons" contact list at Murieta.

Selcom's performance as a vendor is unprofessional and unreliable. It is recommended the Board select a new vendor when the time comes to upgrade the directory/intercom system.

Both backflow devices on both north and south sides of the complex have been repaired.

Statcomm repaired firehorns and heat sensors in multiple units at Building 4 and confirmed the NAC#1 trouble has been cleared at Building 4.

Two units in Building 3 have been treated for bedbugs; two more adjacent units will be tested for bedbugs.

PG&E sent a letter introducing "time-of-use" rates starting November 2012. This plan is mandated by the Public Utilities Commission. Rates for noon to 6pm between May through October will be higher.

## **OPEN FORUM**

A resident brought up the issue of uniformity for balcony lattices. The Board advised that the topic was going to be covered in today's agenda (see below).

## **OLD BUSINESS**

Issue:	To repay \$2,500 to Due from 2009 and \$2,500 Due from 2010 Reserve Accounts for a total of \$5,000.
Motion:	To table this issue until Waste Management's final rate increase is known.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott
Abstained:	
Outcome:	<b>Motion Carried</b>

Issue:	Balcony Railing Covers
Motion:	
Motion by:	
2 <sup>nd</sup> by:	
Discussion, if any	The wording for the new rule to go into effect will be finalized for review at the next Board Meeting. The wording will specify the dimensions (height and width), installation location, color (Murieta Brown), type of lattice, and acceptable plastic backing description.
Approved:	
Abstained:	
<b>Outcome:</b>	<b>Discussion tabled for next meeting.</b>

Issue:	DuCheney Construction drywall repair for common area leak at 39953, #218 & #318
Motion:	Motion to approve the DuCheney Construction drywall repair in the amount of \$6,015.00
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Charissa Gant
Discussion, if any	
Approved:	Joy Hurst, Charissa Gant, Margot Elliott, Carl Kennedy, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Approved</b>

Issue:	Applied Pest proposal for treatment of bedbugs at 39953, #226 & #326
Motion:	Motion to approve Applied Pest's proposal.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Charissa Gant
Discussion, if any	
Approved:	Joy Hurst, Charissa Gant, Margot Elliott, Carl Kennedy, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Approved</b>

Issue:	First draft of 2013 Reserve Study
Motion:	
Motion by:	
2 <sup>nd</sup> by:	
Discussion, if any	Carl Kennedy had read and approved at least the first year of the Reserve Study. It was agreed that the Board would come together at the Finance Committee meeting on September 18, 2012 to discuss the First Draft of the 2012 Reserve Study.
Approved:	
Abstained:	
<b>Outcome:</b>	<b>Discussion tabled for next meeting.</b>

## **NEW BUSINESS**

Issue:	Serpico Landscaping proposal for irrigation repairs in the amount of \$2,194.00
Motion:	To approve Serpico's irrigation repair, and for Serpico's Upgrades proposal to be included in the next Board Meeting's package for review.
Motion by:	Charissa Gant
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young, Margot Elliott, Joy Hurst
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	Review General Liability Insurance Proposals provided by Socher Insurance & CIBA Programs.
Motion:	To approve Socher's Philadelphia proposal (Option1).
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Charissa Gant
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	Zenith Ins.' Workers Compensation proposal by Socher Ins.
Motion:	To approve Zenith Insurance's Workers Compensation proposal.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Charissa Gant
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	US Bank's CD Renewal
Motion:	To table this discussion to an email vote.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Charissa Gant
Discussion, if any	
Approved:	Carl Kennedy, Charissa Gant, Tim Young, Joy Hurst, Margot Elliott
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Meeting was adjourned at 9:08 PM and the Board of Directors went into executive session where they discussed CC&R violations.