



Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
June 11, 2013

- I. Call to Order / Roll Call / Introductions:** President Tim Young called the meeting to order at 7:07 p.m. Carl Kennedy was present as Treasurer, Margot Elliott as Vice President, Joy Hurst as Secretary and Mitch Netedu as Director at Large. Tara Jolley was present as the Association Manager.
- II. Adoption of the Agenda:** Adopted unanimously as presented.
- III. Approval of Minutes:** Margot Elliot made a motion to approve the Open Meeting minutes for May 2013. The motion was seconded and carried. Joy Hurst abstained.
- IV. Reports**
- A. Finance Committee Report:**
- 1. April Financials:** Unanimously approved. Carl Kennedy reported that the committee had reviewed the statements. The next meeting is set for 6:30 p.m., June 18th, at the North Clubhouse.
 - 2. MR#125's Expenses / Reclassify:** The Board unanimously approved reclassification of floor replacement, medical expenses and hotel expenses as operating expenses.
 - 3. Reserve Study Update 2014 – Tabled.** Clarification on full site-visit to be confirmed.
- B. Manager's Report**
- 1. Recap May Executive Session**
 - Delinquencies: MR#141 and MR#210 to collections if not brought current.
 - Maintenance Review & Pay Scale: Hourly increase to \$26.00 as of June 1, 2013, one hat with logo, 3 logo work shirts and \$40.00 a month dental insurance allowance.
 - MR 271: Contested SIA from 2004 (2) and Fines from 2005 (2): All stand.
 - MR 018: Hot Water Heater Water Remediation by RMC \$874.29, SIA: Unanimously levied unit.
 - Water Heater Repairs / Reimburse Homeowner MR 054 & SIA MR 076: Unanimously denied.
 - MR 188: SCH Alcohol & Littering: \$25.00 fine and rescinded key fob use for three months.
 - MR 179: One-Year Rental Waiver Request: Extended temporary rental waiver to one year.
 - MR#252 & MR251: Cat Access Issues in Building #7: Screens on gate to be removed.
 - MR#022: Request to Rescind Parking Fine: Unanimously denied.
 - MR#188: Late Night Washing Machine: \$25.00 fine unanimously levied.
 - MR#117: Special Individual Assessment, \$75 for Carpet Cleaning: Assessed.
 - MR#070: Late Night Pool Noise: Owner noted will not happen again. No fine.
 - MR#089: Unanimously denied exception to parking rules.
 - MR#301: \$25.00 fine was unanimously levied.
 - 2. Ratify Tree Removals & Installations by Serpico: \$1,572:** Unanimously approved with removals as an operating expense and replacements as a reserve expense.
 - 3. Ratify OTIS 5/29/13 Visit to Bldg. #7: \$770.83:** Unanimously approved.

4. **Wire Mesh On Fountain Gates, Bldg. 1,4,5,8 for Leaves:** Try on Building #5 to see how well it works and if there are any complaints.
 5. **After Hours Emergency Contact / Cell vs. Maintenance's Cell/ Pager:** Tim Young to work on an email communication for Board to have access to for evenings and weekends.
 6. **Republic Services (Formerly Waste Management):** New invoices appear to be less.
 7. **Parking Enforcement & Permit Application Updates:** Forms updated and reviewed.
 8. **Waiting List Update / Availability:** Owners that opt not to rent when their turn on the list arises, will be placed at the end of the list.
- V. **Homeowner Issues / Open Forum** – It was noted the Newark City Law requires no smoking in the hallways or within 10' of buildings. Maintenance will be asked to close all building entry doors, continually, as there are those that prop them open or adjust hardware to keep open.
- VI. **Old Business**
- A. **Asphalt Repairs** – Tabled.
- B. **Front Door Address #'s / Plaques:** Tabled.
- C. **PG&E Rebate Program:** Joy Hurst, Margot Elliot and Kirstin List volunteered to assist in counting common area lights.
- D. **Security Cameras:** After some discussion, it was decided to take no further action at this time.
- VII. **New Business**
- A. **Secured Tot Lot on South Side:** It was noted that additional annual insurance premiums for added liability are estimated at \$350 or \$0.09 per unit, per month. The Board agreed to pursue consideration of a special assessment for this improvement project if a petition of at least 51% of the membership shows interest.
- B. **Civil Code Update 2014:** It was unanimously decided to take no action to update documents at this time.
- C. **Pool Area Palm Tree Trimming by Serpico: \$2,880:** Unanimously approved.
- D. **MR#220 Fence Height Request:** The Board unanimously approved allowing this unit to raise patio fence so that it is at consistent height of other units in similar locations. The Association will acquire an estimate and present to the unit owner for approval as this improvement would be at the new unit owner's expense.
- E. **Tow Contract: Allow 2-6 a.m. Guest Parking Patrolling & Automatic Towing:** Management was asked to contact All Ways Towing to determine what towing program options are available.
- VIII. **Time & Place of Next Meeting** – The next open meeting of the Board will be July 9, 2013, 7:00 p.m., at the North Clubhouse.
- IX. **Adjournment:** Unanimously adjourned at 9:15 p.m.