



**Murieta Homeowners' Association  
Board of Directors Open Session Meeting  
Tuesday, July 12, 2016**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael Delong, Vice President, Michelle Dimmett, Secretary, Pauline Russell, Director, Carmen Mejia, Common Area Manager (CAM), and Gary Yue, Assistant to CAM. Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** Approved with a correction to change “desert” to “desserts” regarding National Night Out.
- III. Approval of the June 14, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
  - a. The next Finance Meeting was changed to 7/19/16, at 5:30 p.m., at the North Clubhouse.
- V. Manager’s Report**
  - a. The office is busy with 2017 budget preparation and upcoming projects (dry rot repairs, concrete repairs, tree maintenance, and roof repairs).
- VI. Old Business:**
  - a. 2017 Budget preparation is currently underway and is discussed at the finance meeting. The finance meeting was changed to July 19, 2016 at 5:30pm.
    - i. Roof Repairs – The Office is getting bids from vendors and the project is expected to begin in 2016.
    - ii. Dry Rot Repairs – The Office is getting bids from vendors and the project is expected to begin in 2016.
    - iii. Painting – This project will be reviewed in 2017.
    - iv. Elevator Modernization – Inspection will be scheduled with an elevator company to prioritize which 2 elevators to be upgraded first. The actual project will begin in 2017/2018 and will cause the elevators to be down for a 4-5 weeks.
    - v. Concrete Repairs – Vendors will be scheduled for inspection and the annual maintenance is expected to in 2016.
  - b. National Night Out is schedule for 8/2/16 – From 7-9 pm at North Clubhouse and volunteers are needed to help set up, host and serve ice cream. The HOA will provide desserts, and balloons.
  - c. The Board discussed landscaping needs in the front of the complex. At the main entrance the current plants will be replaced with Santa Barbara daisies. – Approved
- VII. New Business**
  - a. Beal Bank Maturity Notice 7/29/2016 – Renew for another 12 months term at the current rate – Approved
  - b. Year 2 Tree Maintenance for the pruning and removals of the dead and dying trees for both the north and south side of the complex in the amount of \$12,867 was approved as a reserve item. Work will begin within 2 weeks. The palm tree proposal was tabled till the next meeting.
  - c. North & South Pool Trellises proposal is pending bids from vendors – Tabled
  - d. Disaster Preparedness – A discussion occurred among Board members about a procedure for residents and the HOA during emergencies. Ideas included having building captains, getting information out to residents about emergency kits via newsletter, and informing local authorities of elderly or handicapped residents in units.
- VIII. Time and place of next meeting:** September 13, 2016, 7:00 p.m. at the North Clubhouse.
- IX. Adjournment:** 7:37 p.m.