



**Murieta Homeowner's Association
Board of Directors Open Session Meeting
Tuesday, January 12, 2016**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Matthew Jue, Treasurer, Gary Yue, Director and Carmen Mejia, Common Area Manager (CAM). Meeting called to order at 7:00 p.m.
- II. Adoption of the Agenda:** Approved as amended adding under section VII, Item e, Ratify Slab Leak Repair \$3,800 in Old Business, and adding under section VIII, item a, Morris & Sons Towing in New Business
- III. Approval of the December 8, 2015 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
 - a. Anthony reported that year-end expenses exceeded the budget by only \$10,000 (~1%)
 - b. Matthew reported that PG&E bill is showing savings attributable to LED conversions and that more savings will be seen by June after project completion. The office staff will investigate how to lower telephone bill. Alameda County Water District sent Murieta a letter showing favorable water conservation. CAM added that maintenance efforts have helped in reducing expenses.
 - c. The next Finance Meeting will be held on 2/9/16, at 5:30 p.m., at the North Clubhouse.
- V. Manager's Report**
 - a. New Homeowners' Welcome Night scheduled for 1/28/16 at 6p.m., in North Clubhouse; PG&E bills showing cost savings due to LED conversion project; cameras for dumpster areas have arrived; hydro flushing will start on 2/2/16; Statcomm repairs would be completed by 1/14/16.
- VI. Open Forum:**
 - a. No comments from homeowners. Anthony discussed the Cedar Lane Homes' presentation and the possibility of permanent closure of on-street parking on east side of Cedar Boulevard. He also touched on water leaks, the need to use insured contractors, National Night Out, a homeowner's issue in Building 1 regarding an upstairs neighbor, and a homeowner's issue in Building 8 regarding shaking from traffic traveling over metal plates on Cedar Boulevard.
- VII. Old Business:**
 - a. Balcony Railing Cover Discussion – Tabled until February
 - b. Preventative concrete repairs have been delayed due to weather conditions; work began on 1/7.
 - c. Preventative tree maintenance has been delayed due to weather conditions. Office has requested a quote to trim pepper tree in front of Building 1 due to debris falling onto solar panels.
 - d. Hydro Flushing – Will start on February 2, 2016 on schedule.
 - e. Statcomm Repairs – Repairs Completed on 1/14/16.
 - f. Ratify Slab Leak Repair MR214 \$3,800 – Approved.
- VIII. New Business**
 - a. Towing – All Ways Towing went out of business. The Board discussed two replacement options: Mission Pass Towing and Morris & Sons Towing. The Board approved Morris & Son's towing as the replacement as they had more options and was referred by All Ways Towing.
 - b. Resurfacing North Pool – Tabled pending more estimates.
 - c. Request for New Chairs for Clubhouse – Board approved \$180 for a dozen chairs preferably beige cloth.
 - d. Patio/Balcony Light Uniformity – office to send notice to homeowners out of compliance.
- IX. Time and place of next meeting:** February 9, 2016, 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:40 p.m.