



**Murieta Homeowner's Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**November 12, 2013**

- I. Call to Order / Roll Call / Introductions:** Secretary Joy Hurst as called the meeting to order at 7:00 p.m. Carl Kennedy as Treasurer and Mitch Netedu as Director at Large were present. Tara Jolley was present as the Association Manager. Margot Elliott as Vice President arrived before VII. New Business, F.
- II. Adoption of the Agenda:** Unanimously adopted.
- III. Approval of October 2013 Minutes:** Unanimously approved. Item *VII. New Business, F. Rental Waiting List Updates & Notifications@ 25%* to be revisited in December.
- IV. Financial Reports**
- A. September Statements:** The Finance Committee reviewed the statements. Minor questions were sent to CPA for clarification. The next finance meeting is 11/19/13, 6:30 p.m.
  - B. Draft 2014 Pro-Forma Operating Budget with 0.7% Increase:** The Finance Committee's recommended budget was unanimously approved. An overall increase of 0.7% will occur as of January 1, 2014 with monthly dues for one bedroom units going to \$284.26, two bedroom units to \$315.47 and three bedroom units to \$337.94. The Board thanked the Finance Committee volunteers, noting that the budget process begins as early as July each year and that all owners are welcome to attend and participate year-around. It was noted that the cash flow budget looks good for 2013 and 2014.
  - C. Signers on Account for Compass Bank:** Signed by Treasurer and Secretary.
  - D. Bank of the West CD, 11-14-13, 0.25%:** Unanimously rolled for 1 year term.
  - E. QuickBooks Credit Card Acceptance, No Cost to HOA:** Unanimously approved.
  - F. Shredder, \$199 + tax for Office:** Unanimously approved.
  - G. ACWD Water Use Report for Review:** Will be provided to Del Conte for consideration.
  - H. 2014 Condominium Bluebook, \$14.95 each:** Unanimously approved purchase of two books.
- V. Homeowner Forum / October Executive Session Recap / Manager's Notes (See attached.)**
- Door tampering and propping open was discussed. Maintenance investigating tamper-proof part. Office to acquire cost of reducing mats to front entry doors only. Realtors can and some do work with the office to arrange access. Owners asked to report anyone propping open doors.
  - Though there is no empirical data to measure the effectiveness of the entry gates, it was noted that there have been no major crimes over last year at Murieta. Owners noted that car thefts, vandalism and dumpster divers have lessened.
  - Maintenance is seeking stencils for placing 8 MPH on the driveways. The Board encouraged all residents to drive slowly and safely.
  - Maintenance will address peeling wood in the elevator of building #5 and entry door on building #6.
- VI. Old Business**
- A. Serpico's Contract Renewal, 2% Increase / Fall Walkthrough:** Unanimously denied contract renewal.
  - B. Del Conte's Proposal / Annual BBQ, Mulch, Decomposed Granite:** Unanimously accepted new landscape vendor contract to begin after Serpico's release date.

**VII. New Business**

- A. Exit Driveway Speed Bump Replacement \$1,450:** Unanimously approved.
- B. Serpico's De-Moss Proposal, \$239/mo. Dec – Jan:** Option 1 unanimously approved.
- C. Ratify Serpico's Line Leak Repairs, \$530.00:** Unanimously approved.
- D. Statcomm's Re-Test & Repairs \$3,573.76:** Unanimously approved.
- E. Serpico's Irrigation Upgrades, Plants & Fescue Proposals and items G. & H.:** Tabled.  
Del Conte to provide their own suggestions and costs.
- F. Ratify Serpico's Bubbler for Tree #151, \$85.00:** Unanimously approved.
- I. Ratify MR#117's Concrete Slab, Murray, \$730.25:** Unanimously approved.
- J. Fall Dumpster, 30 yard, December, \$772.73:** Holiday tree dumpster costs to be investigated and one dumpster unanimously approved for late December.
- K. Ratify Back-Up Repairs, RMC \$1,694.14, Above All \$210.60, Murray \$1,113.97:** Unanimously approved.
- L. Master Mart Carpet:** Tabled. Other bids requested.
- M. Foster Brothers Key Lock Replacement \$1,196.40:** Unanimously approved.
- N. 60 Day Rental Rule w/ CC&R Pages, Rental Waiting List & Summary:** Tabled. Rule to be drafted by Mitch Netedu.
- O. Arborist Suggests Suppression Trimming on Pear Trees:** Tabled.
- P. R&S Erection Rear Exit Gate #1 Safety Edges Replacement, \$546.00.** Unanimously approved reserve expense.

**VIII. Time & Place of Next Meeting – December 10, 2013, 7:00 p.m., North Clubhouse.**

**IX. Adjournment:** Unanimously adjourned at 8:47 p.m.



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## **EXECUTIVE MEETING RECAP**

**October 8, 2013**

The Board of Directors approved the following:

- MR#168: Assessed \$207.00 for hauling and dumping items left by tenant upon move-out.
- MR#242: Dangerous Driving: Assessed a \$100 fine.
- MR#007: Food Reimbursement Request approved for \$80.
- MR#241: Waived fines pending no further violations.
- MR#086: Assessed a \$30.00 fine for five Redline and Guest Parking violations.