



**Murieta Homeowner's Association**  
**BOARD OF DIRECTORS OPEN MEETING**  
**February 11, 2014**

- I. **Call to Order / Roll Call / Introductions:** Tim Young as President called the meeting to order at 7:02 p.m. Margot Elliott as Vice President, Mitch Netedu as Director at Large and Joy Hurst as Secretary were present. Tara Jolley was present as the Common Area Manager.
- II. **Adoption of the Agenda:** Unanimously adopted.
- III. **Approval of January 2014 Minutes:** Unanimously approved.
- IV. **Financial & Finance Committee Reports:** December statements and bank's Courier Price Increase tabled.
- V. **Open Forum: Results of January 2014 Executive Sessions & Manager's Report provided for review.**
  - A. MR#106's Request for Ramp: A cost estimate will be obtained to determine cost of converting steps on one side of Building #3's main entrance to a ramp.
  - B. Volunteers Kirstin List and Joy Hurst will set up a Neighborhood Watch Meet-N-Greet on a Saturday in March, between 10:00 – 11:00 a.m. Newsletter and notices will be announcing this.
  - C. The pending parking registration was discussed noting that stickers will not identify to the public where a vehicle owner lives.
  - D. The vehicle entry / exit were discussed. See Item G. under Old Business.
- VI. **Old Business**
  - A. **Chimney Affidavit:** Office to locate and send Board attorney's last draft.
  - B. **2014 Reserve Expenditures / Dryer Vent Cleaning:** An Air Doctor proposal to be obtained and verification of last service dates.
  - C. **Ratification of Vehicle Registration Policy / Rule Change:** Unanimously ratified.
  - D. **Ratification of Rental Notification Policy / Rule Change:** Unanimously ratified.
  - E. **Record Retention Policy:** A motion was made, seconded and carried to approve this policy for publication and ratification at the March open meeting. Mitch Netedu abstained.
  - F. **Direct TV HD Options:** Due to lack of interest from the membership, this issue was dropped.
  - G. **Vehicle Exit Gates:** A motion was made, seconded and carried to have the main vehicle exit gate and the swing gate on Stevenson (near Building #1, 39975 Cedar) to be exit only gates and to have the two vehicle gates nearest Buildings #8 (39821 Cedar along Cedar) and #2 (39997 Cedar along Stevenson) open only between 4:00 – 7:00 p.m. weekdays. Mitch Netedu opposed. Office to get driveway painting bid.
  - H. **Annual Meeting – Earthquake Insurance Vote for 2014:** Unanimously approved.
  - I. **Building #6 Hallway Fire Door Replacement Bids:** Unanimously approved R & S Erections proposal for \$4,870.00. Maintenance will be asked to stain apply two coats of clear finish to new doors and one coat of enamel to door frame as needed.
  - J. **Ratification MR#287 Filming Release for Clubhouse Rental 2-15-14:** Unanimously ratified.
- VII. **New Business**
  - A. **Ratification of Lalo Plumbing \$1,900 & Subdynamics \$525 for Slab Leak Repair at MR#219:** Unanimously ratified.
  - B. **Ratification RMC's Mold Remediation Proposals, \$837.70 & \$652.70 at MR#247:** A motion was made, seconded and carried to ratify. Tim Young abstained.
  - C. **Newsletter:** Newsletter and notices will encourage owners and residents to help reduce costs by getting the newsletter and their monthly statements by email.
  - D. **Ford Lighting Carport Lighting Upgrade:** It was noted that reducing electrical KWH use, the need for ballasts, and amount of bulb replacements while increasing illumination, will pay for the expense of new fixtures over a five year period. Maintenance can do the installs. Comparative bids on materials will be obtained.
  - E. **Club Care Treadmill Belt Replacement Quote: \$749.25 & Bike Bearings:** Tabled the treadmill proposal as it is still in good working condition. Since bike bearings are failing, a replacement proposal from Club Care is needed.
- VIII. **Time & Place of Next Meeting** – March 11, 2014, 7:00 p.m., North Clubhouse.
- IX. **Adjournment:** Unanimously adjourned at 8:32 p.m.



**Murieta Homeowner's Association**  
**EXECUTIVE MEETING RECAP**  
**January 14<sup>th</sup> & 20<sup>th</sup>, 2014**

- Unanimously approved sending MR#317 & MR#040 to Allied collections if not paid by 12/31/13.
- Unpaid Fines, Fees & Special Individual Assessments: Unanimously denied rescinding unpaid fees, fines and assessments to MR#043.
- Unanimously rescinded MR#139's fine as vehicle was proven to be registered.
- MR#228: Propped Open Front Entry Door: Unanimously waived any fine.
- MR#213: Unanimously approved special individual assessments for Murray, \$85.00 and RMC, \$755.43.
- MR#018: Parking Backed-In: Unanimously approved a \$15 fine.
- MR#273: Unanimously approved a plumbing special individual assessment for \$352.50 and gave the unit owner until the end of January 2014 to rectify maintenance and storage issues.
- MR#083: Special Individual Assessment for Replacement Pest Test Stations: Unanimously approved \$45 for one station and \$180 to MR#094 for four stations.
- MR#305: Unanimously approved at \$15 fine per vendor parking violation and a \$31 special individual assessment for P.I. costs.
- MR#041: Insurance Claim Denied AAA, Negligence Clause in CC&Rs: Board approved no action and to have the Special Individual Assessment billings to this unit stand.
- MR#117: Unanimously approved a \$98.22 as a special individual assessment for seismic strapping.
- MR#262: Reimbursement for Electric Mixer, \$19.96 Stored in Washer: Unanimously declined.
- MR#095: Vendor Propped Open Building Entry Doors: Unanimously waived any fine.
- MR#120: Dangerous Driving – In The Exit Gate: Unanimously approved a \$25 fine.
- Guest & Vendor Parking Violations: Unanimously approved \$30 fines per incident for MR#088 & MR#157. Unanimously approved \$15 fines per incident for MR#150, MR#162, MR#199 & MR#244.
- Unanimously approved a one-time \$15 fine for multiple violations pending no further similar violations for one year for MR#198, MR#217, MR#235 & MR#299.
- Unanimously denied rescinding guest parking fines for MR#258 & MR#212.
- 2013 Staff Bonuses: Historically not done. No action taken.
- 2014 Staff Holiday Calendar: Unanimously approved.
- Employee Handbook Update Draft: Board agreed to review and take an email vote. If anyone has questions they are to send them Carl Kennedy.
- On-Site Manager Annual Review / Work Load, Environment & Protocol: The Board agreed that the annual review of the common area manager would be performed by President Tim Young and reviewed by the Board for further input and final approval.