



**Murieta Homeowners' Association
Board of Directors Open Session Meeting
Tuesday, August 9, 2016**

- I. Call to Order:** Board of Directors present: Anthony Garside, President, Michael Delong, Vice President, Matthew Jue, Treasurer, 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.
- III. Approval of the July 12, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
 - a. The next Finance Meeting was changed to 8/16/16, at 5:30 p.m., at the North Clubhouse.
- V. Manager's Report**
 - a. Roof repairs and tree maintenance are in progress around the community. The replacement of the trellis on the South Side pool is complete; the work on the North Side trellis will begin next week. Annual fire alarm testing by Statcomm will begin on Sept 12.
- VI. Old Business:**
 - a. National Night Out 8/2/16 – The event was a great success. The Board would like to thank all volunteers and residents who attended the event.
 - b. Ratify Del Conte Proposal \$4,200 as a Reserve Expense – Approved
 - c. North & South Pool Temporary Closures – Trellises are currently being replaced.
 - d. All Seasons Roofing Proposal \$66,280.00 – Approved
 - i. Upper Roof Sections \$29,760.00
 - ii. Utility Room Roofs with Concrete Tiles \$36,520.00
 - e. Year 2 Tree Maintenance - Palm Trees – Approved
 - f. Elevator Modernization – The Board reviewed proposals from Otis Elevator, ThyssenKrupp, Bay Alarm and Muscio Electric. The Board approved ThyssenKrupp's proposal. Further discussion on implementation has been tabled for more information.
 - g. Fire System Service Provider – Board approved to change Murieta's service provider to Bay Alarm starting January 2017.
 - h. Concrete Repairs – Tabled
 - i. Dry Rot Repairs - Tabled
- VII. New Business**
 - a. Morris & Sons Towing - Guest Parking, Vendor Parking & Fire Lanes – Board approved to have Morris & Sons monitor and tow vehicles in violation of Murieta parking rules.
 - b. Insurance Renewal Proposals - Tabled
- VIII. Time and place of next meeting:** September 13, 2016, 7:00 p.m. at the North Clubhouse.
- IX. Adjournment:** 7:58 p.m.