



**Murieta Homeowner's Association  
BOARD OF DIRECTORS OPEN MEETING  
December 10, 2013**

- I. Call to Order / Roll Call / Introductions:** Tim Young as President called the meeting to order at 9:40 p.m. Carl Kennedy as Treasurer, Joy Hurst as Secretary and Mitch Netedu as Director at Large were present. Tara Jolley was present as the Common Area Manager.
- II. Adoption of the Agenda:** Unanimously adopted.
- III. Approval of November 2013 Minutes:** Unanimously approved.
- IV. Financial & Finance Committee Reports**
  - A. October Statements:** The Finance Committee reviewed the statements. Carl Kennedy noted that operating cash balance has improved. He noted that finance meetings are usually the third Tuesday of each month. All owners were encouraged to attend.
  - B. Comcast 5 Year Amortization to Pay \$16,200 Each for 2009 / 2010 Reserve:** Unanimously approved this Finance Committee recommendation.
  - C. Void Checks 12170 & 12172:** Unanimously approved voiding these two unused 2013 checks.
  - D. Records Retention Policy:** Unanimously approved policy as written.
  - E. Worker's Comp Review:** Office to investigate options of carrying at least a minimal coverage for the occasional site walks by the Common Area Assistant Manager.
- V. Open Forum: Results of November 2013 Executive Sessions & Manager's Report**
  - MR#218 – Architectural Request – Walkway Between Patio & Sidewalk: Tabled pending submission of drawings from licensed and insured vendor who will do the work.
  - It was noted that most Guest Parking fines for are being paid.
  - A homeowner asked the Board to enforce the parking rules that we currently have posted before making new ones. He volunteered to help tow Guest Parking violators one night a month between 2:00 – 6:00 a.m. and indicated that would be a much more effective deterrent. The Common Area Manager and other volunteers can do 1-2 other random nights during the month.
  - It was noted that propping open building entry doors is a \$100.00 fine. A discussion of using cameras to determine who is doing this violation ensued. Carl Kennedy noted that the Board did a thorough investigation into security options and costs (cameras vs. security gates vs. security guards) and that the installed front entry gates were the least expensive, cameras by far the most expensive.
  - Building #4 residents reported fourth fire in fountain area planter box from unknown smoker tossing cigarettes into tan bark. Owner requested removal of tan bark. Board will consider it in January.
  - It was noted that Del Conte Landscaping will start servicing the Associating in mid-January 2014. They have offered to host an annual barbeque for the membership during the summer.
- VI. Old Business**
  - A. Chimney Affidavit:** Tabled for consideration and to allow Board members to review previous notes on this issue.
  - B. 2014 Reserve Expenditures / Dryer Vent Cleaning:** Tabled to allow Board to review all pertinent pages of Reserve Study and investigate how often other Associations do cleaning.
- VII. New Business**
  - A. Ratify October Irrigation Repairs: \$1,576.69:** Unanimously ratified.
  - B. Direct TV HD Antennas, MR#263: Tabled.** Homeowner to investigate option as well as the on-site office.

- C. Rental Notification Policy / Rule Change & Riders to Lease Agreements:** Carl Kennedy made a motion to approve the rule for publication. Mitch Netedu and Tim Young were in favor, motion so moved. Joy Hurst was opposed.
- D. Vehicle Registration Policy / Rule Change:** Carl Kennedy made a motion to approve the rule as written for publication. Mitch Netedu and Tim Young were in favor, motion so moved. Joy Hurst was opposed and requested that the attorney review rules first.
- E. Update Fine Policy:** Tabled till January.
- F. Fire Door Repairs, Bldg. #6 Bids & Inquiry:** Tabled pending Statcomm's re-inspection.
- G. Fountain Gate Closure Upgrade Bldg. #5:** Unanimously declined.
- H. AT&T UVERSE Upgrade & Fiber Broadband Option:** Unanimously approved keeping same services for \$55.00 per month.
- I. Applied Pest Control Spider Issue – Revised Contract:** Unanimously declined.
- J. WeatherTrak HydroPoint Renewal:** Unanimously approved one-year contract for \$900.00.
- K. Kessler's Proposed Davis Sterling Rewrite Conversion Chart:** Unanimously approved for posting on website.
- L. Ratify Murray's Common Area Work MR#095: \$974.77:** Unanimously ratified.
- M. Murray's Proposal for MR#251 From Plumbing Investigation:** Unanimously approved.

**VIII. Time & Place of Next Meeting** – January 14, 2014, 7:00 p.m., North Clubhouse.

**IX. Adjournment:** Unanimously adjourned at 9:34 p.m.



**Murieta Homeowner's Association**  
**EXECUTIVE MEETING RECAP**  
**November 12, 2013**

The Board of Directors approved the following:

- MR#305 Tabled till December, owner said he would stop GUEST PARKING Violations.
- MR#141: Notice of Default Filed with Allied
- MR#240: Default Filing Tabled pending sale of unit, Abstract of Judgment in place.
- Allied – Former Owner TS #11-10035, Send to Small Claims\*
- Allied - Enforcement of Judgment & Assignment of Judgments as Assets / Employment Found on Former Owners: TS #08-18004, TS #08-18005, TS #07-10672, TS #07-14002
- MR#041 SIA, RMC \$478.57 & Murray \$865.52
- MR#149 SIA RMC \$2,674.05 & Murray \$1,506.49
- MR#169 Reimburse Plumbing Expense \$370.97 & Fine for Propping Open Door \$100
- MR#150 SIA \$31 for P.I. & December Hearing for Backing-In
- MR#154 SIA for Statcomm Reset Bldg, \$210
- SIAs of \$36.66 for Annual Fire System Safety Inspection Re-Test 2013: MR#'s #008, #018, #033, #040 + \$50 Fine for missing re-test appointment 11/5/13, #041, #056, #064, #080, #104, #139, #152 (pd), #226, #266 + \$50 Fine for missing re-test appointment 11/5/13, #269 & #294 + \$50 Fine for missing re-test appointment, 11/5/13.
- MR#242, \$100 fine for speeding stands.
- MR#089, \$15 GUEST PARKING Fine X 2 = Total \$30
- MR# 212: \$15 Fine X 4 GUEST PARKING Violations = \$60
- MR#135, \$15 GUEST PARKING One Time Fine for multiple violations provided no repeat offenses within 1 year
- MR#140, \$15 Fine X 13 GUEST PARKING Violations = \$195
- MR #141, \$15 Fine for 9 GUEST PARKING Violations = \$135
- MR#169, \$30 GUEST PARKING Fine X 2 Violations = \$60
- MR#179, \$15 GUEST PARKING One Time Fine for multiple violations provided no repeat offenses within 1 year
- MR#267 & \$75.00 Special Individual Assessment for P.I. & \$15 GUEST PARKING One Time Fine for multiple violations provided no repeat offenses within 1 year
- MR#258, \$15 GUEST PARKING Fine X 4 = Total \$60