



**Murieta Homeowner's Association
BOARD OF DIRECTORS OPEN MEETING
April 8, 2014**

- I. **Call to Order / Roll Call / Introductions:** Tim Young as President called the meeting to order at 7:45 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 (CAM).
- II. **Adoption of the Agenda:** Unanimously adopted.
- III. **Approval of March 2014 Minutes:** Unanimously approved.
- IV. **Financials** - February statements were reviewed. The Draft 2013 Year-End Review and Tax Returns by Levy & Co. were unanimously approved pending Finance Committee review. A hard copy of the draft review will be provided to the Chairperson.
- V. **Committee Reports** - No committees were formed at this time. Joy Hurst did report that the March Neighborhood Watch Greet-N-Meet, though not large, was valuable and successful.

A. **Finance Committee** – The next meeting is April 15, 2014, at 6:30 p.m., at the North Clubhouse. CAM to resend Fremont bank's Courier versus Scanner cost comparison to Chairperson.
- VI. **Adjournment:** The meeting was unanimously adjourned at 8:15 p.m. for the announcement of the 2014 Board Election results.
- VII. **Call to Order/Introductions:** Anthony Garside as President reconvened the meeting at 8:30 p.m. Tim Young as Vice President, Michael DeLong as Treasurer, Allen Turner as Secretary and Mitch Netedu as Director at Large were present. The Board members were congratulated and welcomed. Mr. Garside thanked and acknowledged the service of previous Board members Joy Hurst, Carl Kennedy & Margot Elliot. Tara Jolley was present as the Common Area Manager (CAM).
- VIII. **Open Forum:**
 - A. **MR#228's Roll-Down Shade Request:** Unanimously denied. Rules are to be reviewed and verified.
 - B. **ACWD Rate Increases:** The need to reduce water consumption by 20% to avoid fines from the water district was discussed. Del Conte Landscaping is preparing recommendations for the common area and common area watering has been reduced to once a week. Mr. DeLong encouraged consideration of an Association incentive program for owners to take advantage of rebates on applicable appliances to reduce water an electrical use.
 - C. **2nd & 3rd Floor Door Mats:** After reviewing safety concerns with clean carpets, the Board unanimously agreed to have Aramark remove all door mats except those interior mats for each building's main tile entrance.
 - D. **MR#161's Response to Guest Parking Notice:** Received. No action required.
- IX. **Old Business**
 - A. **2014 CACM Conference Recap:** CAM to provide prioritized version with back-up.
 - B. **Chimney Affidavit & One-Time Inspection / Cleaning bids:** Tabled for review and bids.
 - C. **Parking Stickers / Rule Implementation:** Tabled.
 - D. **Charge Point Electric Car Charging Station:** Tabled.
- X. **New Business:** The Board unanimously ratified Sparkle Pool's spa heater replacement at a cost of \$2,750.51 (as a reserve expense), Phoenix Environmental's post remediation mold test at MR#179 from MR#195's shower leak at \$600.00 and a 2nd April Bulky Item Dumpster at a cost of \$772.73.
 - A. **Phase VII Carport Roof Replacement by All Seasons Roofing: \$54,325.00:** Tabled pending tree trimming proposals.
 - B. **Carport Roof Repairs by All Seasons Roofing: \$3,980.00:** Unanimously approved.

X. New Business: *(Continued)*

- C. MR#279 Parking Space Rental Increase to \$25 a month effective April 1, 2014:** Unanimously approved.
- D. Signs For Main Driveway – One Way / Do Not Enter:** Unanimously approved up to \$180.00.

XI. Time & Place of Next Meeting: May 13, 2014, 7:00 p.m., at the North Clubhouse. A Board work session will be held within the next week.

XII. Adjournment: Unanimously adjourned at 9:30 p.m.



Murieta Homeowner's Association

March & Early April Executive Meetings Recaps 2014

- Approved minutes for two February Executive meetings.
- MR#158 Post Petition Account to Collections / Off Payment Plan: Approved if not paid by 3/31/14.
- MR#043, MR#083, MR#269 & MR#307: Member in Good Standing Hearings revocation if not paid by March 31, 2014.
- MR#094 agreed to pay their special individual assessment.
- MR#321: Rescinded special individual assessment for heat sensor replacements.
- MR#273: Inspection/Repairs: Given until end of April to comply with rules, provide proof of plumbing repairs and hold a unit inspection.
- MR#142: Leaving Cat Food In Common Area: Food left in common area needs to be reported / removed.
- MR#219: PG&E Reimbursement Due to Slab Leak, \$45.12: Approved.
- MR#240: Ratify POD Storage Use: Approved for limited time.
- MR#039: Unauthorized Rental & Unauthorized Hardwood Floors – Removal required of hardwood May 1, 2014, or \$100 fines per month.
- MR#094: Special Individual Assessment levied for \$4,248.89.
- MR#169 to acquire a air filter for his unit to prevent smoke from his unit traveling and disturbing neighbors.
- MR#247: Bathroom Toilet Leak - Mold & Repairs: Special Individual Assessment levied for \$1,970.30.
- MR#163 / MR#229: Driving Incident from February 11, 2014: Board heard from both owners. No further action to be taken.
- Common Area Manager's Review: Board members would supply information to the president to help complete the review.
- Approved Guidelines for Interactions between Directors / Vendors, Directors / CAM & Office Staff /
- Directors to hold periodic meetings with the common area manager (CAM).
- Board approved Directors to each have Robert's Rules & Condominium Blue Book.