



**Murieta Homeowners' Association  
Board of Directors Open Session Meeting  
Tuesday, June 14, 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 7:01 p.m.
- II. Adoption of the Agenda:** Approved.
- III. Approval of the May 10, 2016 Open Meeting Minutes:** The minutes were approved.
- IV. Financials:**
  - a. The next Finance Meeting was changed to 7/19/16, at 5:30 p.m., at the North Clubhouse.
- V. Manager's Report**
  - a. The LED carport lights are installed.
  - b. The LED lobby lights are behind schedule but estimated to be completed in the next month and a half.
- VI. Open Forum:**
  - a. A homeowner asked questions regarding various projects.
- VII. Old Business:**
  - a. Approval of Proposed Rule Change on Balcony Railing Covers – The Board approved the rule change to Balcony covers.
    - i. Railing covers are allowed only under these conditions and owner agreement, all others are strictly prohibited. – Approved
    - ii. Covers must be built and installed by the Murieta HOA at the owners cost (current costs and options can be obtained through the HOA office). – Approved
    - iii. Owners with units facing the exterior of the complex are allowed either lattice with a clear background or lattice with a solid background. – Approved
    - iv. Owners with units facing the interior are allowed only the lattice with a clear background as an option. – Approved
    - v. Lattice must be standard complex trim color and solid backgrounds must be standard building color. The HOA will be allotted the opportunity of inspections of the railing cover as needed to ensure safety and compliance – Approved
  - b. Murieta BBQ – The annual BBQ was a success and the Board thanked the volunteers and everyone that attended.
  - c. National Night Out – The event is scheduled for 8/2/2016 from 7PM-9PM. Volunteers needed. The HOA will provide deserts for the event.
- VIII. New Business**
  - a. 2017 Budget Preparation – Budget process will start in the month of July. Homeowner's input is highly encouraged.
  - b. Reserve Analysis Proposal for Reserve Study \$1,225.00 – Approved
  - c. Balcony Flashing – Anthony discussed how some balcony flashing were being damaged due to water overflow from plants being watered and hanging of wet clothes/rugs. Cost of damages caused in this way will be at the owner's expense.
- IX. Time and place of next meeting:** July 12, 2016, 7:00 p.m. at the North Clubhouse.
- X. Adjournment:** 7:31 p.m.