



## Murieta Owners' Association

March 31, 2023

Daniel Jones - Homeowners Management Company  
2151 Salvio Street, Ste 250  
Concord, CA 94520

A Meeting of the Members will be held as follows:

Date: May 2, 2023  
Time: 5:30 PM  
Location: via zoom.com  
Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/murieta](http://www.TheHOAElectionGuys.com/murieta)  
All mailed ballots should be received by us by May 1, 2023.

This Meeting of the Members is being held to vote on the election of FIVE (5) directors. Per the Murieta Owners' Association bylaws, there is no quorum requirement for the elections of directors, however for a special assessment to be approved civil code requires that a quorum (more than 50% of members) return a ballot.

A vote on the HOA Earthquake Insurance Resolution will also take place to address owners' interest in obtaining earthquake insurance. You are asked to select one of the following options:

**Purchase** of \$89,495,500 limit earthquake coverage with 20% deductible per building. Monthly dues would increase approximately \$197.07/unit/month.

**I/We APPROVE purchase** of \$25,000,000 limit earthquake coverage with 20% deductible per building. Monthly dues would increase approximately \$84.72/unit/month.

**I/We DO NOT approve purchase** of earthquake insurance at this time.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. Two sheets of candidate statements – one of the sheets is double sided.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)

Detach along perforated line and place this stub in the provided window envelope.  
Please make sure that the addresses are showing through the windows.

**OWNER SIGN ABOVE** (only one owner's signature is required) **Signature must show through window or ballot will not be counted!**

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Concord, CA 94520

**Murieta Owners' Association**  
c/o The HOA Election Guys - MurietaFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

### Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot  
(if not provided, make sure you apply postage!)

## **CANDIDATE STATEMENTS**

Please note there are two sheets of statements, one sheet is double sided.  
All statements are also posted at the webpage [www.thehoaelectionguys.com/murieta](http://www.thehoaelectionguys.com/murieta)

### **Anthony Garside**

We share a great community. It is our responsibility as directors to bring our management company up to speed in all areas, to fulfill our requirements and improve its performance.

As your director I serve you to protect the financial interests of our homeowners by ensuring that our Reserve and Maintenance funds meet the preservation needs of our 37 year old capital assets. We are striving to maintain our Reserve Funds at optimum level to prevent the need for 'special assessments' a bill sent to owners for unforeseen financial repairs. Special assessments are a serious tragedy faced by owners of insufficiently funded HOA communities. Optimum funding also supports owners and prospective owners qualifying for FHA funding.

We are also delegated to govern the use of the common area and facilities to maximize the enjoyment of owners.

Achieving all of this requires a difficult balance of discretion and wisdom made possible only by our cooperation as members.

We receive no benefit from serving on the board other than enjoying life with our neighbors. We rely on the annual election of community minded directors to draw together to preserve and increase the livability of our democratic village.

### **Matthew Hoffman**

My family and I have lived at Murieta for five years and I have lived in Newark for 35+ years.

Graduated from San Jose State University in 2006 with a BS in Accounting and currently a Sr. Manager in auditing with a focus on Sarbanes–Oxley (SOX) requirements. Observations of changes over the years, good and bad, have motivated me to seek an opportunity within the HOA with the goal of taking an active role in making improvements that benefit the Murieta community.

### **Andrei Ionita**

Hello everyone. I have been a resident of this community for 20 years. I hope to use what I've learned over the years to help improve our community and lower our dues.

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### **Troy Lee**

I have been an owner of a 2 bed/2 bath unit since 2016. Since then, I have actively participated in the HOA Finance Committee and General Meetings. I am proud to say that in 2020, with the help of former Owner Gagan Dhillon, we were able to limit the HOA Fee increase to below \$25 (the usual had and has been at least \$35).

While we may not be able to avoid HOA Fee increases--with insightful research and YOUR input, I will help The Board to deploy technology to increase security. Security is always an issue in multi-family dwellings. Ours does not have any more crime than other similar complexes in the area. My hope is that we can make our community more comfortable AND more affordable.

### **Mitch Netedu**

I am currently on the Board, and I am looking forward to continuing the work I started this year to keep it safe and clean with low dues.

We all want a safe and clean place to live with low dues but for this we must cut unnecessary spending and use what we have wisely.

Walking around the community , I got a chance to hear directly from residents their priorities and I am hoping I can make a difference.

There are many opportunities to make this community a better, safer place to live, and I am looking forward to work with all of you to improve it.

If re-elected, I will work diligently to ensure that we keep our dues low to keep the cost of living here affordable for everyone.

Thank you

### **Pauline Russell**

It has been an honor to serve the community over the last year. If re-elected, I will continue to focus on the safety, security, privacy, and maintenance of our community within the CC&Rs, Rules & Regulations, and laws set forth by governing authorities. Thank you.

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### Candidate Statement for John Eng

**Education and Work Experience.** I have an MBA with a specialization in accounting from California State University East Bay. After getting my CPA certificate, I moved on to be Controller and Vice President of Finance of a credit union in Berkeley. I am proud that the credit union had assets of \$22 million when I started, and 11 years later, assets grew to \$92 million; I oversaw a \$50 million investment portfolio. My next career move was to the State Board of Equalization in Sacramento as an auditor; I retired at the end of 2016.

**Background and Issues.** I am the original owner of my Murieta unit that I purchased in 1984. I am serving my first year on the Murieta Board of Directors as Secretary. Unfortunately, I have not been able to accomplish as much as I had hoped. I will explain some of my frustrations.

With regards to the 2023 Murieta HOA dues increase, Mitch and I voted against the dues increase, but we just did not have the votes. Mitch can speak for himself, but I felt the increase was too large. In the budget package that you received, it showed that there was a starting balance for 2023 of \$2.2 million for the reserve fund and reserve spending was estimated to be \$1.5 million for 2023. So there is an excess of \$700,000 even if nothing is collected for the reserve fund. I never suggested that we should bring the reserve fund to zero, but, at the same time, I thought that we could reduce the rate of increase. The general manager had told us that there is no state law that requires a particular level of reserve funding, and the numbers in the Reserve Analysis are not set in stone.

I am proud that I brought to the attention of the Board the low interest income that we were earning. In 2022, we earned approximately \$2,000 in interest on an average balance of \$2 million. That works out to less than 0.10%. If we don't earn market rates, which are in the 3% to 4% range, on investments, HOA dues are the only other source of consistent income. Here we allow Homeowners Management Company (HMC) to control where our money is kept. I am somewhat frustrated that more of my investment recommendations were not approved, but I am happy that we are at least moving into FDIC-insured high-yield savings and certificates of deposit. We probably lost conservatively \$40,000 to \$50,000 by not acting sooner.

I am also concerned about the enormous authority given to HMC. The records of our HOA, past and present, have been moved to Concord and under the control of HMC. This makes it very difficult for you, the Murieta Homeowners, to examine documents that you have a right to. Just go to the office and ask to see an invoice for security.

I am particularly concerned about not having access to the invoices and contracts; at the time I am writing this statement, I have not been set up for access to invoices and contracts. In particular, I wanted to see documents relating to an irrigation control system that we purchased several years ago for approximately \$14,000. At the time, as a homeowner attending an open-session meeting, I was not convinced of the need for such a system. The system was purchased prior to the time HMC took over, but the general manager from HMC stated at an open-session meeting that the software from this control system was not compatible with the irrigation system we have. I do not know how this software problem was resolved.

**Conclusion.** I am asking for your vote. I encourage you to vote for candidates who represent change. Do not cast votes for candidates who do not support your position. Thank you.

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.