

**Murano Homeowners Association**  
**Board of Directors Open Meeting Minutes**  
**Friday, December 11, 2020 @ 10:00 a.m.**

Location: Via Zoom Conference call due to the COVID-19 pandemic – Section 8 of directive 003, businesses such as community association management companies may continue operations provided they are not open to the general public and they implement appropriate social distancing safeguards

**Board Members:**

Ron Matsunaga	President	Present Via Phone
Margaret Ito	Secretary/Treasurer	Present Via Zoom
Ryan Lucey	Director	Absent

**Management:** Colleen McGuire, Community Manager

**Call to Order & Establishment of Quorum** – Management called the meeting to order at 10:07. Two Board members were present and quorum was established. One Homeowner present from 7339 Lagoon Blue – Don Hubbard

**Approval of Minutes –**

- September 25, 2020 -Ron Matsunaga motioned to approve. Margaret Ito 2<sup>nd</sup>.
- Budget Ratification 2021- Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>.

**Homeowner Forum** – Management informed Don Hubbard he may speak during session with Board since he was not aware of the agenda items.

**Review of the Financial Report -**

- September & October – 2020 – Ron Matsunaga motioned to approve. Margaret Ito 2<sup>nd</sup>.

**Old Business**

- Discussion of Vendor Performance- P&G Association Management – Ron Matsunaga and Margaret Ito both filled out the vendor performance evaluation and feel that P&G scored a 97%. Ronald Matsunaga would like to table the item for Ryan Lucey’s performance analogy to further discussion. Margaret Ito 2<sup>nd</sup>.
- Landcraft Landscape- tabled until April of 2021-for time to review performance-Tabled until spring
- Discussion and Consideration of replacing dead/missing plants in common areas-Tabled until spring
- Discussion and Consideration of Pedestrian Gate upgrades Bids – Ron Matsunaga motions to accept J&L email bid for securing the gates more efficiently. He states the gates in the community may become a maintenance issue for the future due to people tampering with them. Margaret Ito 2<sup>nd</sup>.

**New Business**

- Discussion and Consideration of the Tree program- Margaret Ito motions to table the tree program while management gets a map of the trees they will trim within the community. This may become an email vote. Ron Matsunaga 2<sup>nd</sup>.
- Discussion and Consideration of installing Rumble strips- Margaret Ito stated that they have inquired prior of speed bumps and was refused from Clark County. Ron Matsunaga motioned for management to collect information regarding rumble strips placed at both quadrants of Murano. Margaret Ito 2<sup>nd</sup>.

Homeowner Forum – Don Hubbard mentioned cars that do not move on Indigo Bend after seeing the tow truck. I informed him the vehicle that is parked on Indigo Bend is registered and current. The tow company marked the tire to ensure the vehicle was moving and it was. The tags are new on the car. Management is keeping an eye out for the abandoned vehicles in the community. He also informed management of a commercial vehicle parked on Prussian Green. Management to follow up with a courtesy notice. Cars fly through the stop signs at Indigo Bend and Lagoon Blue. Management to check with insurance company for clarification on liabilities and installing rumble strips in the community. Don Hubbard does not like dog feces around community and would like if people would be accountable. Don also asked a few questions on the 2021 budget. He would like monthly financials & annual sent to him. We agreed to discuss budget via email if he has questions as he is a CPA.

Schedule Next Meeting- March 19, 2021 -Pending

Adjourn - Margaret Ito motioned to adjourn at 10:52 Ron Matsunaga 2<sup>nd</sup>.

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Accepted

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Date