

Murano Homeowners Association
Board of Directors Open Meeting Minutes
Friday, December 20, 2019 @ 10:00 a.m.
Location: P & G Association Management

Board Members:

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

Management: Colleen McGuire, Community Manager

Call to Order & Establishment of Quorum – Ron Matsunaga called the meeting to order at 10:01. Two members are present and quorum is established via phone.

Approval of Minutes –

September 20, 2019 - Ron Matsunaga motioned to approve the minutes. Margaret Ito 2nd. All in favor.

Budget Ratification Minutes - Margaret Ito motioned to approve the budget ratification minutes. Ron Matsunaga 2nd. All in favor. Ron Matsunaga asked about the payment booklets, they will receive by the end of December.

Homeowner Forum –None

Review of the Financial Report - August, September & October 2019- Margaret Ito motions to approve the financials. Ron Matsunaga 2nd. All in favor. Ron Matsunaga does not understand the financials. The money transfers from the operating account to the reserve account from assessments collected. Margaret Ito mentioned that next year we may consider lowering our assessment in the community. No upcoming projects scheduled from the reserve account.

Old Business

Horse Shoe Pits – Margaret Ito motions to approve the work done by Reveles Landscape. Ron Matsunaga 2nd. All in favor.

New Business

Discussion and Consideration of Bainbridge Financial Review-2019. Ron Matsunaga motions to approve. Margaret Ito 2nd. All in favor.

Discussion and Consideration of (3) Landscape Bids- Margaret Ito mentioned that our current landscaper is not taking care of the property as needed. She does not want to move forward with Reveles Landscaping. Ron Matsunaga is okay either way. Management was provided with three (3) sealed bids. Colleen to send the comparison pictures of work to be done in the community by Reveles Landscape during Murano walks. The Board determined Reveles should take responsibility for some of the dead plant replacement. Margaret motioned to table the sealed bids until we receive additional bids. Ron Matsunaga 2nd. All in favor.

Discussion and Progress Update of Damaged Fence- Repairs are to be done and a check from State Farm has been issued to the HOA to cover expenses.

Discussion of Format of Report of Violations- After discussion of the compliance log, Ron suggested to summarize the compliance log for easy reading. Management informed Board that she could send the violation letters to the Board instead of the log. Ron Matsunaga motioned to keep sending it the same way and not send the letters. Margaret Ito 2nd. All in favor.

Discussion and Progress Update of E-Club Status- Informed Board that we are in training with VMS technician on how to separate mailings from E-Club owners vs. homeowners with no email access.

Homeowner Forum - None

Schedule Next Meeting

Pending Board availability – January 24, 2020- For opening of Landscape Bids.

Pending Board availability - March 2020

Adjourn-Ron Matsunaga motioned to adjourn at 10:47. Margaret Ito 2nd. All in favor.

Accepted

Date