

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
Friday, January 24, 2020 @ 10:00 a.m.  
Location: P & G Association Management

Board Members:

Ron Matsunaga	President	Present via conference call
Margaret Ito	Secretary/Treasurer	Present via conference call
Ryan Lucey	Director	Present @ 10:07 via conference call

Management: Colleen McGuire, Community Manager

Call to Order & Establishment of Quorum – Ron Matsunaga called the meeting to order at 10:01am. Margaret Ito 2<sup>nd</sup>.

Approval of Minutes – December 20, 2019-- Ron Matsunaga motioned to approve. Margaret Ito 2<sup>nd</sup>.

Homeowner Forum – No homeowners present

Review of the Financial Report - November 2019—Ron Matsunaga motioned to approve. Ryan Lucey 2<sup>nd</sup>. All in favor. Management to review a financial with Ron Matsunaga for understanding.

Old Business- Discussion and Consideration of Landscape Bids based on the Murano Board Criteria: Colleen McGuire Face-timed with Ron Matsunaga for verification of sealed bid process. Ron Matsunaga supplied a Landscape Tally sheet to help with the comparison of Landscape performance. Ryan Lucey wants to view the Landscape Bids to make the decision on Vendor choice. The Board does not want to have to raise the assessments in the community. The Board will vote via email and then ratify at the next meeting. Margaret Ito 2<sup>nd</sup>. All in favor. Ron spoke in defense of Reveles Landscaping, and how low his pricing is in comparison to the other Vendors, and how difficult it is to keep workers due to the construction boom.

Management informed the Board- Landcraft came to the office to show photos that he had taken while walking the grounds at Murano. There were many leaks on the property. Ron Matsunaga asked if the community could absorb the increase of the landscaping. Management informed that the landscaping increase will not increase the assessments. Ryan admits the community is under paying for landscaping.

- Bilmar \$2,141.00
- Brightview \$2,300.00
- Chem Mow \$2,390.00
- J&G \$1,650.00
- Landcraft \$1,350.00
- Newtex \$2,910.00
- Par 3 \$ 996.00

New Business -

Homeowner Forum - Ron Matsunaga would like a property-walk to be performed with the new Landscaper after the transition with the Vendor and utilizing the landscape expectation list. Ron Matsunaga is stunned with how much compliance there is monthly including “Desert Brooms”/Weeds. He said the issues will be put in the next newsletter.

Schedule Next Meeting

Pending Board availability - March 2020

Adjourn - Ryan Lucey motioned to adjourn the meeting at 10:42. Ron Matsunaga 2<sup>nd</sup>. All in favor.

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Accepted

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Date