

Murano Homeowners Association
Board of Directors Open Meeting Minutes
Friday, June 14th, 2019 @ 11:15 a.m.
Location: P & G Association Management

Board Members:

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

Management: Colleen McGuire, Provisional Manager, P&G Association Management

Call to Order & Establishment of Quorum – Ron Matsunaga called the meeting to order at 11:17 and quorum was established as noted above.

Approval of Minutes – March 15, 2019 – Margaret Ito motioned to approve the minutes. Ryan Lucey 2nd. All in favor.

Homeowner Forum –None Present

Review of the Financial Report - Ron Matsunaga motioned to approve the February, March & April financials. Ryan Lucey 2nd. All in favor. Operating account is a bit high so discussion included consideration to move 15,000.00 into reserves. At the end of the year the reserves should be at approximately 100% funded.

Old Business

Discussion and Consideration for grass removal-Turf installation-SNWA

- SNWA – Approval Email – \$8,079 Pending payment – P&G has deposited the \$8,079 into the reserve account and it will reflect on the May financial.

Discussion of Vendor Performance – Vendor Evaluation Results –

Ron Matsunaga presented performance evaluations for the BOD to determine if Management and Landscape are fulfilling the contracted duties. Ron mentioned that the Board felt that 85% is an acceptable score if obtained by a majority of the Board members.

- P&G Association Management – Ron reported that P&G received 85% or better from evaluation performed by the Board.
- Reveles Landscape – Ron noted the score was at 83%, just below the performance level. Ron Matsunaga mentioned that after meeting with Joan and Colleen on site and going over all the common areas in the community, Reveles Landscape does have a considerable amount of common area to cover for the monthly amount he charges. Margaret Ito motioned to increase P&G with a 5% monthly increase. Ryan Lucey 2nd. All in favor.
Margaret Ito had to remove herself from the meeting temporarily at 11:30am.

Ron Matsunaga and Ryan Lucey continued to discuss Reveles Landscape’s performance. Ryan Lucey motioned to give Reveles Landscape a \$50.00 increase. Ron Matsunaga 2nd. All in favor. Margaret Ito returned at 11:33am. Ron Matsunaga is going to revise the evaluation forms.

New Business

Discussion and Consideration for Annual Election 2019 – Management informed the Board will mail out the Nomination forms next week. Ron Matsunaga’s position is up for re-election.

Discussion and Consideration for Annual Review of the Reserve Study NRS 116.31152 – Management discussed possibly moving \$15,000.00 from the operating to the Reserves to remain at the 100% funding level. In 2019 there are no projected repairs to the components. The Board is considering a landscape project to cover the old horse shoe pits. This transfer would cover this cost as well. Ryan Lucey motioned to approve the transfer. Margaret Ito 2nd. All in favor

Discussion and Consideration to change Collection Agent – HOA Collections - Ron Matsunaga noted that Joan Phillips had sent an email noting the costs/fees that could become a problem down the road. This would not be the case with HOA Collections. Ron Matsunaga motioned to change collection agents. Ryan Lucey 2nd. All in favor.

Homeowner Forum – No Owners present and no new items of concern were addressed.

Schedule Next Meeting

*Annual Meeting – August 9th, 2019 10:00 am

September 20, 2019 Pending Board Availability

Adjourn - Ryan Lucey motioned to adjourn the meeting at 11:42am. Margaret Ito 2nd. All in favor.

Accepted

Date