

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
Friday, September 15, 2023 @ 4:15 p.m.  
1-669-900-6833 ID: 273 834 9570

Location: Via Zoom Conference call

Please email [colleen@pandgmanagement.com](mailto:colleen@pandgmanagement.com) if you would like to attend

Board Members:

Ron Matsunaga	President	Present
Margaret Ito	Secretary/Treasurer	Present
Ryan Lucey	Director	Present at 4.25

Management: Colleen McGuire, Community Manager

Call to Order & Establishment of Quorum – Management called the meeting to order at 4:14. Quorum was established with (3) members present.

Approval of Minutes – Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>.

- June 16, 2023

Homeowner Forum – None

Review of the Financial Report- Management discussed and provided the CD information sheets with the current rates and maturity dates listed. Ryan Lucey motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor.

- June, July & August 2023
- CD that matured on 4.2023 -voted per email to renew at 3.75% until 2024-\$116,391.41
- CD matures on 7.2024 - \$75,000

Old Business – Margaret Ito motioned to remove this item from the agenda since she observed the area and noted it is safe due to the bus stop located on Warm Springs. Ryan Lucey 2<sup>nd</sup>. All in favor.

- Discussion and Consideration of Southeast Quad Asphalt- Sunland did not paint the curbs red on corners of Lagoon Blue and Warm Springs. I will have to hire this out. Need more clarification.

New Business -

- Discussion and Consideration of the review of the reserve study – HOA is overfunded by 114.51 % funded. After viewing the financials and budget there are NOT a lot of projects due that are upcoming. Margaret Ito motioned to approve the review of the reserve study. Ron Matsunaga 2<sup>nd</sup>. All in favor.
- Discussion and Consideration of budget approval 2024 – Ryan Lucey motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.
- Discussion and Consideration of adding rock @ culdesacs – Ron Matsunaga motioned to table item and forward the link of property lines to ensure this can be done. Management may have to supply waivers to proceed. Margaret Ito 2<sup>nd</sup>. All in favor. Our landscaper quoted 2,500 to add rock to the culdesacs.
- Discussion and Consideration of Insurance Policies & Cyber security. Ron Matsunaga motioned to approve the Cyber security provided by American Family @ \$916.00 per year for \$250,000 of coverage.

- Ron also motioned to approve the re-new of the American Family Policy less the Wind coverage for the trees, plants, shrubs. Margaret Ito 2<sup>nd</sup>. All in favor.
- Discussion and ratification of Calendar of Meetings via email – Ron Matsunaga motioned to ratify. Margaret Ito 2<sup>nd</sup>. All in favor.

Updates:

Homeowner Forum – None

Schedule Next Meeting            December 15, 2023

Adjourn – Ron Matsunaga motioned to adjourn at 5:07. Ryan Lucey 2<sup>nd</sup>. All in favor.

---

Accepted

---

Date