

**Murano Homeowners Association**  
**Board of Directors Open Meeting Minutes**  
**Friday, September 16, 2022 @ 4:15 p.m.**  
**1-669-900-6833 ID: 273 834 9570**

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 zoom
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 5:02. Quorum was established with 2 members present.

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

- June 17, 2022

Homeowner Forum – 7378 Lagoon Blue called in and referenced a notice he received in the mail to attend. After realizing it was not necessary, he wanted to disconnect, but not until management asked if he would like to become a Board member. He was not interested.

Review of the Financial Report -

- June, July & August 2022 – Margaret Ito motioned to move \$10,000 from the operating account to the Reserves by year end 2022. Ron Matsunaga 2<sup>nd</sup>. Ron motioned to approve the financials. Margaret 2<sup>nd</sup>.

Old Business - Discussion and Consideration of exterior painting – Margaret Ito motions to approve via email. Ron Matsunaga 2<sup>nd</sup>.

New Business -

- Discussion and Consideration of Asphalt bids
  - American Pavement
  - Sunland Asphalt
  - Holbrook Asphalt

Ron Matsunaga motioned to approve Sunland Asphalt after viewing the scope of work. Margaret Ito 2<sup>nd</sup>.

Discussion and Consideration of Budget Approval – Ron Matsunaga motioned to approve the budget and remain flat at \$48.00 per month per home. Margaret Ito 2<sup>nd</sup>. Management suggested to move \$10,000.00 from the operating to the reserve account by the end of the year. Board approved.

Discussion and Ratification of the Insurance proposal- Ron Matsunaga motioned to approve the current Insurance proposal for \$3,870.00. Margaret Ito 2<sup>nd</sup>.

Discussion and Consideration of Newsletter – Margaret Ito motioned to add to paint project that violation notices will follow in 60 days. She also suggested to make sure management email is legible.

Homeowner Forum – None

Schedule Next Meeting            December 16, 2022

Adjourn – Ron Matsunaga motioned to adjourn at 5:52. Margaret Ito 2<sup>nd</sup>.

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Accepted

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Date