

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
Friday, September 24, 2021 @ 11:00 a.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 |
| Margaret Ito  | Secretary/Treasurer | Present |
| Ryan Lucey    | Director            | Present |

Management: Colleen McGuire, Community Manager

Call to Order & Establishment of Quorum – Management called the meeting to order at 11:03. All (3) Board members were present via zoom. Quorum was established.

Approval of Minutes –

- June 25, 2021 Margaret Ito motioned to approve. Ryan Lucey 2<sup>nd</sup>. All in favor

Homeowner Forum – None

Review of the Financial Report -

- June, July, August 2021 – Ryan Lucey motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor.

Old Business

Discussion of Vendor Performance- Landcraft Landscape - The Board discussed the performance and agreed they are doing a good job. Ron Matsunaga motioned to remove from the agenda. Margaret Ito 2<sup>nd</sup>. All in favor.

Discussion and Consideration of replacing dead/missing plants in common areas – Scheduled for September 25. Margaret Ito motioned to pay for the plant install out of the operating account. Ryan Lucey 2<sup>nd</sup>. All in favor.

New Business

Discussion and Consideration of the Budget Adoption – Ryan Lucey motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Discussion and Consideration of Insurance Proposal – Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor

Discussion and Consideration of Calendar of Meetings-if approved send with Ratification – Ron Matsunaga motioned to approve the COM and send with the ratification. Margaret Ito 2<sup>nd</sup>. All in favor.

Discussion and Consideration of Tree removals – Ron Matsunaga motioned to table for further review of the walls from Board. Margaret Ito 2<sup>nd</sup>. All in favor.

Homeowner Forum – Ron Matsunaga announced that the traffic light install is in progress at Warm Springs and Torrey Pines.

Schedule Next Meeting                      December 17, 2021 -Open

Adjourn Ron Matsunaga motioned to adjourn at 11:29. Margaret Ito 2<sup>nd</sup>.

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Accepted

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Date