

Murano Homeowners Association
Board of Directors Open Meeting Minutes
February 17, 2017 @ 10:30 a.m.
Location: P&G Association Management
129 W Lake Mead Parkway-Suite 16, Henderson NV 89015

Board Members:

Ron Matsunaga	President	Present
Margaret Ito	Secretary/Treasurer	Present
Ryan Lucy	Director	Absent

Management: Joan Phillips, P&G Association Management, Community Manager

Call to Order & Establishment of Quorum: Ron Matsunaga called the meeting to order @ 10:32.

Approval of Minutes – November 18, 2016 & Budget Ratification Minutes – The minutes were presented for review in advance of the meeting for the Board. Ron Matsunaga motioned to approve the minutes. Margaret Ito 2nd.

Homeowner Forum – No owners present

Review of the Financial Report - November & December 2016 – Ron Matsunaga motioned to approve the financials. Margaret Ito 2nd.

Unfinished Business - None

New Business

a). Discussion and Consideration for Seal Coat – Per the Reserve Study – Sealed Bids Presented & Opened

- Sunland Asphalt - \$13,921 + \$736 optional for notifications to residents. \$14,657 Noted to fill ¼” cracks prior to seal coat.
- Affordable Striping and Sealing - \$21,818.24 This price included the notifications – Price include cracks at 1/8”
- American Paving – ¼” crack fill & Notifications included - \$15,770

The Board was not familiar with the companies and asked if management had experience with these vendors. Management did inform the Board she had worked with both American and Sunland in the past. Both do excellent work and are good to work with.

Margaret Ito motioned to approve the Sunland Bid proposal. Ron Matsunaga 2nd.

b). 2017 Annual Review of the Reserve Study in Accordance with NRS. Management presented the components and the funding for the Reserve Study. It was discussed that asphalt was projected to be seal coated in 2016. This is being satisfied. For 2017, \$44,333 was set aside for landscape enhancements. This has been completed in late 2016 and continuing into 2017. It was also noted that the HOA is 100% funded in accordance with the study. Ron Matsunaga motioned to approve the Annual Review of the Reserve Study in accordance with NRS requirements. Margaret Ito 2nd.

c). Discussion and Consideration for Graffiti Removal – Sidewalks, Walls, Signage & N Torrey Pines Discussion included the importance to stay on top of the graffiti to discourage the actions. Ron Matsunaga motioned for management to handle as soon as possible upon discovery. Margaret Ito 2nd. It was also discussed this should be included in the newsletter.

Homeowner Forum – Ron Matsunaga brought up that he had spoken to Rudy with Revels, and Rudy had suggested the Board consider doing a pruning project throughout the community with the trees. They do not appear to have ever been properly maintained. Rudy to present management a proposal for the project and the Board will consider this via email vote.

The Board discussed the election history and it was determined that mid-July was the last election.

Schedule Next Meeting – Ron Matsunaga mentioned he may be vising again in late April or early May. Management to coordinate the mailer for the asphalt, meeting notice and 1st call nomination forms.

Adjourn Margaret Ito motioned to adjourn at 11:12. Ron Matsunaga 2nd.

Accepted

Date