

Murano Homeowners Association
Board of Directors Open Meeting Minutes
June 22, 2017 @ 2:15 p.m.
Location: P&G Association Management
129 W Lake Mead Parkway-Suite 16, Henderson NV 89015

Conference Call in: 800-309-2350 Conference ID: 24685213

Board Members:

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

Management: Joan Phillips, P&G Association Management, Community Manager
Colleen McGuire, P&G Association Management, Provisional Community Manager

Call to Order & Establishment of Quorum – Ron Matsunaga called the meeting to order at 2:13. Quorum was established.

Approval of Minutes – May 3, 2017 – Ron Matsunaga motioned to approve the minutes. Ryan Lucy 2nd.

Homeowner Forum – No owners were present.

Review of the Financial Report - April, May 2017 – Ron Matsunaga motioned to approve based on the year end audit. Ryan Lucy 2nd.

Unfinished Business

a). Discussion and Directions for Towing Procedures within the Community – Tagging Begin(s) – Ron Matsunaga motioned to move forward with the tagging of vehicles. It was noted there was notification sent to the owner(s) and management did deliver door hangers to residents. Ryan Lucy 2nd.

New Business

- a). Discussion and Consideration for Wrought Iron to enclose areas along Warm Springs, Cathedral Blue Torrey Pines and Mann. Discussion included this was placed in the newsletter for owner input. Management had not received any correspondence via email from the owners. Bids were opened:
J&L Construction - \$6,480 Phase 1 + \$3,310 Phase II + \$650 per door opening. \$11,090.00
Artistic Iron - \$10,080 for all wrought iron + \$600 per door opening.
All Custom Iron – Did not get the sealed bid presented in time for the meeting.
Ryan Lucy motioned to move forward with Artistic Iron. He is familiar with the vendor and noted they do good work. Ron Matsunaga 2nd.
Ron Matsunaga motioned to approve the installation of (4) key gate entry/exit gates. Ryan Lucy 2nd. These are to be installed at the South end of Mosaic Terrace, the Park Entrance at Cathedral Blue, and at the SE quadrant to gain access to Torrey Pines and also at the Landscape area to access Mann road. Wrought iron to be installed and leave the existing chain link near the picnic area at Cathedral Blue and Torrey Pines.
- b). Discussion and Consideration for Compliance Issues – No action. Ron Matsunaga suggested to continue to point this out via the newsletter.
- c). Discussion and Consideration for Vendor Performance – Management & Landscape – Ron Matsunaga mentioned he was very pleased with Management. Management to continue to monitor the graffiti – there is some at the light pole and at the corner of the NW quadrant. Management noted these on the inspection as well.

d). Discussion and Consideration for an Internet-based Communication System for Owner, BOD & Mgmt
– Ron Matsunaga motioned to table this item. Ryan Lucy 2nd.

Homeowner Forum – No owners present.

Schedule Next Meeting - Management noted this will be in September based on Board availability.

Adjourn - Ryan Lucy motioned to adjourn at 2:37. Ron Matsunaga 2nd.

Accepted

Date