

## Murano Homeowners Association

### Board of Directors Open Meeting Minutes

March 30, 2018 @ 10:15 a.m.

Location: P&G Association Management

129 W Lake Mead Parkway-Suite 16, Henderson NV 89015

#### Board Members:

Ron Matsunaga	President	Via Phone
Margaret Ito	Secretary/Treasurer	Via Phone
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 at 10:34am. Quorum was established with Ron Matsunaga and Margaret Ito present on phone.

Approval of Minutes – December 27, 2017 – Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Homeowner Forum – No owners present

Review of the Financial Report - Dec 2017, January & February 2018 – Ron Matsunaga motioned to approve pending year end review. Margaret Ito 2<sup>nd</sup>. All in favor. Ron Matsunaga did request for Management to request the CPA to create a tutorial or quick overview of understanding the financials. Management did coach the Board to watch the bank statements and checks, as this is the very important aspect to protect the funds. Management also pointed out there is a \$2,131.00 due from Operating – this is due to the Reserve account. Management to check where this originated from.

#### New Business

- a) *Discussion and Board Approval of 2017 Tax Return.* Ron Matsunaga motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor. Management noted the taxes due are \$0.00.
- b) *Discussion and consideration for 2017 Review of Financials.* Ron Matsunaga motioned to approve the Bainbridge proposal to Review the 2017 financials. Margaret Ito 2<sup>nd</sup>. All in favor.
- c) *Discussion of LVVWD – 6500 BLK Cathedral Blue – Stop Request* Management informed the Board that the LVVWD had allowed P&G to request a Stop on the meter showing no usage. This will result in a refund of the \$2,000 deposit check.
- d) *Discussion and Consideration for Sherwin Williams Paint Schemes* - Management noted that the Rep will be providing color matches for the old Frazee schemes. Management to meet with the Rep on property to decipher how the schemes flow. Ron Matsunaga motioned to table the paint project. Margaret Ito 2<sup>nd</sup>. All in favor.
- e) *Discussion and Consideration for Election* – NRS 116.31034-5(a) & (b) – Management informed the Board that NRS no longer requires the 2<sup>nd</sup> call for the nominations if the Board approves and notifies the owners of this on the original Nomination Form, it will save the 2<sup>nd</sup> mailing postage cost. Margaret Ito motioned to implement. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Homeowner Forum – No owners present. Discussion of High water bills in past. Management explained that the water company needs a one-year history of billing in order to request a one-time refund for water waste.

Articles for Newsletter: Election Notice, Graffiti Awareness, Illegal Fireworks, Water Waste – Irrigation Heads, HOA Dues, Exterior painting- ARC, landscaping in yards.

Schedule Next Meeting - \*Based on Board Availability – Ron mentioned he will be back in Vegas in May.

Adjourn - Margaret Ito motioned to adjourn at 11:39am. Ron Matsunaga 2<sup>nd</sup>. All in favor.

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Accepted

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Date