

Murano Homeowners Association
Board of Directors Open Meeting Minutes
May 3, 2017 @ 5:30 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 via phone
Margaret Ito	Secretary/Treasurer	Present via phone
Ryan Lucy	Director	Absent

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

Call to Order & Establishment of Quorum – The meeting was called to order at 5:30 pm. Quorum was established.

Approval of Minutes – February 17, 2017 – Margaret Ito motioned to approve Ron Matsunaga 2nd.

Homeowner Forum – No owners present via phone or in person.

Review of the Financial Report - January, February, March 2017 – Ron Matsunaga moved to approve. Margaret Ito 2nd.

Unfinished Business

- a). Asphalt Project Update – Project Scheduled May 3, 5, 10 & 12 – Management did inform the Board that the project is in full swing. Door hangers are being posted 2-3 days in advance of each phase. The Board directed management to use Reserve account for the project as this is a component.

- b). Discussion and Consideration for Graffiti Removal – Kelly to remove. Ron Matsunaga moved to take care of with vendor immediately upon discovery. Margaret Ito 2nd. Management to keep the Board in the loop with the needed removal.

New Business

- a). Discussion and Consideration for options for the Community Park @ Cathedral Blue
It was discussed that there are people using the community access points as a means of travel through Murano. Management presented an estimate per linier foot, however there may be more areas needed. It was suggested for management to get prices for phase 2 quadrant 2 spots and also phase 1 the area facing Warm Springs and to secure the park off Cathedral. Ron Matsunaga motioned to table Margaret Ito 2nd.

- b). Discussion and Ratification of the Tree/Trimming/Lacing Project - \$9,920 – Ron Matsunaga moves to ratify the expense. He noted further he was not aware of this ever being done and this lifted the trees off walls, roofs and gives them a healthier canopy. Margaret Ito 2nd.

- c). Discussion and Directions for Towing Procedures within the Community - Review of 11.16-CC&R's
Ron suggested he could put this in the newsletter. Ron is okay with towing inoperable, unlicensed vehicles, but feels proper notification should be extended to owners and residents. It was further discussed that a commercial vehicle should be specifically that, not a vehicle with a sign or regular size truck used for work purposes.

Ron was very concerned about ensuring the residents are properly informed and a door hanger specific to towing. Ron and Margaret both feel comfortable provided the people are informed. Ron Matsunaga is to create a flyer for management to mail and then provide via door hangers.

Homeowner Forum - .

Schedule Next Meeting - Ron Matsunaga noted he will be in town between June 6 – June 27. Margaret Ito may be out of town the 1st 2 weeks. It appears a window around the 20th – 22nd will be best. Management to confirm with the BOD via email.

Adjourn Ron Matsunaga motioned to adjourn at 6:15. Margaret Ito 2nd.

Approved

Date