

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
May 8, 2018 @ 10:30 a.m.  
Location: Community Park -Cathedral Blue & Mosaic Terrace

Board Members:

Ron Matsunaga	President	Present
Margaret Ito	Secretary/Treasurer	Present
Ryan Lucey	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 10:26.

Approval of Minutes – March 30, 2018 – Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>.

Homeowner Forum – Don & Rachel Hubbard were present. They were invited to participate during agenda items.

Review of the Financial Report - March 2018 – Management noted the funding levels of the accounts. Ron Matsunaga motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor.

Old Business

- a). Discussion of LVVWD – 6500 BLK Cathedral Blue – Stop Request – Management informed the BOD that the LVVWD did refund the \$2,000 for the meter with no usage. Check provided. No action.
- b). Discussion and Consideration for Sherwin William Paint Schemes – Management presented the new Sherwin Williams match paint colors to coincide with the former Frazee colors. Margaret Ito and Joan Phillips had met with Sherwin Williams Paint Representative, and it was her feeling that the top 3 colors on each scheme are the body and primary pop-out stucco accent colors. The bottom more bold colors, are the front door, wrought iron and possibly garage doors. Ron Matsunaga motioned to approve the schemes with the top 3 for Body and Stucco Trim accents. It was noted there are 18 body colors using this concept. Owners should provide a ‘schematic’ with the colors they intend to use. Margaret Ito 2<sup>nd</sup>. All in favor.

New Business

- a). Discussion and Consideration for Homeowner Concerns – Letter Included – Don Hubbard was present to discuss some concerns he had observed in the community. It was noted there are some issues with graffiti – management has contacted vendor and encouraged owners to report immediate; irrigation and possible plant replacement or cap irrigation, management to get with Rudy w/Revels; owners with weeds – management informed this is being handled during Executive Session; an issue with the lock on the East/Mann Pedestrian Gate- management to arrange for locksmith; and numerous homes have security lights out. It was discussed this could be done by a Board member at night or management could do at an extra cost. Margaret Ito motioned for management to make adjustments ad discussed with vendors.
- b). Discussion and Review of the 2018 Murano Reserve Study – The Board reviewed the funding levels noting we are over 100% funded currently with no projected expenses in 2018 or 2019. The Board did review the components and Ron Matsunaga motioned to approve the Annual Review of the Reserve Study. Margaret Ito 2<sup>nd</sup>.
- c). Discussion and Review of Warm Springs and Torrey Pines Intersection – Crosswalk/Light – Management informed she had received an email back from InTheWorks from the County confirming this intersection is in the process of becoming a stoplight.

d). Discussion and Consideration for plant replacement – This was discussed and the Board felt with the growth of the plants, there does not seem to be a need for replacement. If an owner feels something should be replaced, please be specific. IT was agreed that if there are emitter’s not watering a plant, these should be capped. Management to address with the Landscape Team.

Homeowner Forum –

An owner had a concern regarding the dog feces on the South side of the SE quadrant – along Mardon. It is unknow if this is affiliated with a resident in our community or elsewhere, but it is on our landscape and is attracting flies and due to the heat, the smell is getting unbearable. Ron Matsunaga felt this is emergency enough for management to arrange janitorial when needed for the feces. Margaret Ito 2<sup>nd</sup> noting this should be when reported.

Schedule Next Meeting \* Based on Board Availability – Meeting should be Annual and scheduled for early August.

Adjourn – Ron Matsunaga motioned to adjourn at 11:38. Margaret Ito 2<sup>nd</sup>. All in favor.

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Accepted

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Date