

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
November 30, 2018 @ 10:15 a.m.  
Location: P & G Association Management

Board Members:

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

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

Call to Order & Establishment of Quorum – All Board members were present @ 10:21 as Ron Matsunaga called the meeting to order.

Approval of Minutes – September 14, 2018 – Margaret Ito motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Homeowner Forum – No owners were present.

Review of the Financial Report - August, September, & October 2018 – Ryan Lucey motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Old Business - None

New Business

- a). Discussion and Consideration to Ratify the Tree Lacing / Trimming – Reveles- \$2,085 – Ron Matsunaga motioned to approve. Ryan Lucey 2<sup>nd</sup>. All in favor.
- b). Discussion and Consideration for 2017 Bainbridge Review of Financials – Final – Ryan Lucey motioned to approve. Ron Matsunaga 2<sup>nd</sup>. All in favor.
- c). Discussion and Consideration for grass removal-Turf installation-SNWA - Reveles Landscaping supplied (3) different options of turf to choose from. Manager took pictures of turf and forwarded to Margaret Ito and Ryan Lucey to view. Management explained that average cost for turf installation is \$7.00 per square foot. Reveles is charging \$5.00 per square foot. Ron Matsunaga liked AZ Plush turf. Margaret Ito and Ryan Lucey stated since they can't see in person that Ron Matsunaga can make the choice. Ron Matsunaga clarified that there is a 15-year warranty on the turf. Management to confirm.
  - Reveles Landscape proposals – Summary Project Total - \$27,534.00 – Management discussed that we had \$17,800 in excess in the operating account and suggested moving into reserves for the payment for turf installation to come from the Reserve Account. Management also informed the Board that the picnic tables are difficult to move but that the quote reflects the removal and replacement of the picnic tables. Ryan Lucey motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor.
- e). Discussion and Consideration for additional tree lacing on trees previously trimmed – Ron Matsunaga motioned to approve the additional tree lacing in the amount of \$300.00. Ryan Lucey 2<sup>nd</sup>. All in favor.

Schedule Next Meeting

\*Based on Board Availability – End of February or very early March. – Joan Phillips to email. It was suggested that

Adjourn - Margaret Ito motioned to Adjourn at 10:45. Ryan Lucey 2<sup>nd</sup>. All in favor.

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Accepted

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Date