

Murano Homeowners Association
Board of Directors Open Meeting Minutes
Friday, March 15th, 2019 @ 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	Absent

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

Call to Order & Establishment of Quorum – Ron Matsunaga called the meeting to order at 10:27 and quorum has been established.

Approval of Minutes – November 30, 2018 - Margaret Ito motioned to approve the minutes. Ron Matsunaga 2nd. All in favor.

Approval of Budget Ratification Meeting Minutes – Ron Matsunaga motioned to approve the Budget Ratification minutes. Margaret Ito 2nd. All in favor.

Homeowner Forum – Board discussed the weeds in the community get out of control in the springtime. Management will add an inspection during this time to make sure the owners are aware. Ron Matsunaga suggested the weed -crab grass problem be addressed in the newsletter.

Review of the Financial Report - Ron Matsunaga motioned to approve. Margaret Ito 2nd. All in favor.

November & December 2018 & January 2019 - Management explained the profit/loss funding on the financial report to the Board.

Old Business

- a.) Discussion and Consideration for grass removal-Turf installation-SNWA –
The application of the turf was discussed and it was agreed by both Ron & Margaret for management to hire a professional to approve the workmanship of the turf installation at Murano. The Board felt this is important to ensure the warranty would be met.

Management to discuss current contract with Reveles Landscaping with Rudy, and ensure all aspects in the contract are adhered to. Specifically, removal of garbage trash and feces is to be done on a weekly basis.

Reveles Landscape proposals – Summary Project Total - \$27,534.00 – Project Update

- b.) . Management to only pay 50% of the two remaining invoices to Reveles Landscaping. Upon inspection with Colleen McGuire, Rudy did inform her that he will put additional pins to secure around the perimeter near Prussian Green and Indigo Bend. Payment of the remaining balance will be distributed at the completion of the project.

SNWA Completion Inspection Discussion – Date- Management to confirm with Rudy when the project is ready for inspection and coordinate with Southern Nevada Water Authority for the rebate of \$3.00/sq foot.

New Business

a). Discussion and Consideration for 2018 Bainbridge Review & Taxes – Renewal Contract – Ron Matsunaga motioned to approve. Margaret Ito 2nd. All in favor.

b). Discussion and Consideration to move forward with Election by Acclamation - NRS 116.31034 – 5 (a) & (b). Consideration for Acclamation Policy Adoption. Management informed the Board that by adopting this policy it will save the HOA the 2nd mailing, and reduce the time frame from 75 days to 45 days for the election process. Ron Matsunaga motioned to adopt the Election by Acclamation. Margaret Ito 2nd. All in favor.

c). Discussion for Management to forward minutes w/in (2) weeks of meeting. Joan Phillips jokingly motioned to accept the delivery of the minutes to the Board within (2) weeks of a meeting. Colleen McGuire 2nd. P&G has no problem adhering to this request.

d). Discussion for Management to email BOD Compliance Inspection Reports – 1 week after inspection Ron Matsunaga asked that P&G ~~only~~ forward the pictures from compliance (1) week after inspection including the common area pictures. Margaret Ito agreed. This was agreed on by P&G Management.

e). Discussion for preparation & delivery of newsletter – Ron Matsunaga is prepared to turn the task of newsletter preparation over to Management. Ron will provide the template to management to maintain a consistent look. Management requests that Board members suggest topics for newsletter. Joan Phillips did inform the Board that Colleen McGuire will take on this task.

f). Discussion of Vendor Performance – Ron Matsunaga presented an evaluation form with performance points that are spelled out in the contracts. Evaluations were presented for Landscape and Management. Ron presented via email to the Board of Directors and asked Management to complete for the Landscape performance. Ron noted that he feels there needs to be a basis for the Board to make a decision on the consideration for a monthly increase in the contracted rates.

Homeowner Forum – Management discussed to add an email authorization form with the newsletter to homeowners. The newsletter could inform owners that to receive the communications in the future, it would require an email address to save on the cost of printing and postage.

Schedule Next Meeting

Based on Board Availability – June

Adjourn - Margaret Ito motioned to adjourn the meeting at 11:28. Ron Matsunaga 2nd. All in favor

Accepted

Date