

Murano Homeowners Association
Board of Directors Open Meeting Minutes
September 14, 2018 @ 10:30 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

Call to Order & Establishment of Quorum – All Board members were present.

Approval of Minutes – May 8, 2018 - Margaret Ito motioned to approve. Ryan Lucey 2nd. All in favor.

Homeowner Forum – No owners were present.

Review of the Financial Report - April – July 2018 – Ron Matsunaga motioned to approve pending the year end Review. Ryan Lucey 2nd. All in favor.

Old Business - None

New Business

a). Discussion and Consideration for Bainbridge review and letter of representation
Ron Matsunaga motioned to approve the Review as presented. Margaret Ito 2nd. All in favor.

b). Discussion and Consideration of the 2019 Budget adoption – Management did present a budget showing a reduction from \$48 to \$40. Management informed the Board that the water usage and dollars has leveled off and we are showing 115% in the Reserve account funding and we show excess in the operating account as well.

Margaret Ito noted this is a substantial savings and would be appreciated by the owners. Ryan Lucey noted that this is basically a cup of Starbucks a month. Discussion then included that we may need to increase down the road in a couple years. The new build out in the nearby area was addressed and it was noted that perhaps we try to enhance the landscape and possibly install community monument signs at the entrance points. Ron Matsunaga noted that perhaps we look at removing the grass areas and replace with turf. Management noted the SNWA has a turf removal program that pays \$3.00 per sq foot. Management did note that perhaps the Board consider making some changes in the landscape contract price or ‘extras’. Management to meet with Ron and Rudy, to discuss the contract price. Ryan noted the \$12,000 should go to enhancements. This would improve property values. Ryan Lucey motioned to leave the budget at the \$48.00 and put the money into enhancements. Solar lights in the landscape area. Ron Matsunaga 2nd. All in favor.

c). Discussion and Consideration of landscaping performance – Management again noted landscape is having a difficult time keeping staff. Ron and Joan to meet with Rudy to discuss proposed enhancements. All Board was good to communicate this via email.

d). Discussion and Consideration for a janitorial contract (possibly trash & Feces) – Management noted that Kelly would change these out for \$75 - \$85 per trip as needed. Management to add this to the inspections. Order up if needed.

Homeowner Forum – Any items for discussion not included on agenda?

Schedule Next Meeting - It was noted that Ron Matsunaga will be here November 13 – Dec 4. Management informed this will also encompass the Budget Ratification meeting.

*Based on Board Availability

Adjourn - Ryan Lucey motioned to adjourn at 10:35. Margaret Ito 2nd. All in favor.

Accepted

Date