

**Murano Homeowners Association**  
Board of Directors Open Meeting Minutes  
September 14, 2017 @ 2:15 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
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Board Members:

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

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

Call to Order & Establishment of Quorum – The meeting was called to order at 2:19pm by President Ron Matsunaga. Quorum was established as noted above.

Approval of Minutes – June 22, 2017 – Ryan Lucy motioned to approve. Margaret Ito 2<sup>nd</sup>. All in favor.

Homeowner Forum -

Review of the Financial Report - June, July, Aug 2017 – Ron Matsunaga motioned to approve pending year end audit. Ryan Lucy 2<sup>nd</sup>. All in favor.

New Business

- a) Discussion and Consideration for New Insurance Carrier and Agent - Management explained we have not been adequately covered. The Board had summary of coverages presented from American Family, Kendra Wright Agent along with Menath Insurance. Ron Matsunaga did inform the Board he had the opportunity to speak to Kendra regarding the policy presented. Ron Matsunaga motioned to move forward with Kendra Wright. Ryan Lucy 2<sup>nd</sup>. All in favor.
- b) Discussion and Consideration for 2018 Budget Proposal – Assessments to remain \$48.00 – Ron Matsunaga moves to approve the \$48 flat. Margaret Ito 2<sup>nd</sup>. All in favor.
- c) Discussion and Consideration for self-closing latches and hardware – New Wrought Iron Gates- Management informed the Board that on inspections, the gates have been secure. There is probably not a need to replace hardware unless the gates were noted to be left open. All agreed to table to see what happens down the road.
- d) Discussion and Implementation of SB33-Servicemembers Civil Relief Act Notice-Management informed the Board it is required per NRS that we implement the Civil Service Act. Ryan Lucy motioned to send. Ron Matsunaga 2<sup>nd</sup>. All in favor.

Homeowner Forum –

Schedule Next Meeting - \*Based on Board Availability – November 15-December 15. Management to schedule

Adjourn -- Ron Matsunaga motioned to adjourn at 2:37pm. Margaret Ito 2<sup>nd</sup>. All in favor.

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Accepted

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Date