

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
JANUARY 31, 2022**

NOTICE OF MEETING

Upon notice duly given and received, a regular session meeting of the Board of Directors of the Coronado Homeowners Association was held at the community pool and teleconference on JANUARY 31, 2022

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer

DIRECTORS ABSENT

Frank Parrish	Secretary
Andy Abrecht	Member at Large

OTHERS PRESENT:

Holly Bartman	Total Property Management, Inc.
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CALL TO ORDER

A quorum was present, and the meeting was called to order 6:45 P.M. by President, Ray Scruggs.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session January 31, 2022, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

HOMEOWNER FORUM

No homeowners were in attendance during the Homeowner Forum discussion.

REGULAR SESSION MINUTES

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from October 11, 2021 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the November 30, 2021 and December 31, 2021 Financial Statement.

Lien Approval:

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a lien on the following:

None

Foreclosure

APN

None

MANAGEMENT FINANCIAL REPORT – continued

Bad Debt Write off:

None

BOARD DISCUSSION MANGEMENT REPORT:

California Insurance Terrorism Coverage

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED, to deny the California Terrorism Coverage.

FHA

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to deny FHA approval, as this has gone to the membership in the past and has not passed approval.

Homeowner Request – Window Trim:

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to deny a request for painting around the window trim, as this will be completed during a community wide wood replacement/painting project.

Proposal – Fire Extinguisher Replacement

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to table this proposal until July.

Proposals – Ratify

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to ratify the below proposals:

- 14 Carlsbad Lane – Roof Repairs - \$5,860.00
- 11 Breakers Lane – Roof Repairs - \$3,249.00

Proposal – Stop Sign Replacement

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a proposal submitted by Visian to replace 8 stop signs throughout the community.

NEXT MEETING

The next meeting will be held April 11, 2022 at the community pool with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:30 P.M.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:30 P.M.

ATTEST:

Signature

Date