

**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**

Coronado Homeowners Association  
Regular Session Meeting Minutes  
JANUARY 31, 2022  
Page 2 of 3

**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.

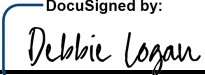
**NEXT MEETING**

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:**

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Signature \_\_\_\_\_ Date 5/4/2022

Coronado Homeowners Association  
Regular Session Meeting Minutes  
JANUARY 31, 2022  
Page 3 of 3

Signature	DocuSigned by: <i>Debbie Logan</i> 1EF2D4161D31489...	Date
	5/4/2022	