

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
FEBRUARY 6, 2017**

Management informed the Board that we did not receive a quorum to conduct the Annual Meeting. An Adjourned Annual Meeting is scheduled for February 27, 2017 starting at 10:00 A.M. at Accurate Voting's office located at 23322 Peralta Dr., Suite 4, Laguna Hills, CA 92653. Board Member Frank Parrish will be teleconferencing in to the meeting.

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors of the Coronado at Aliso Viejo Homeowners Association was held on February 6, 2017 at 49 Coronado Cay, Aliso Viejo, CA.

**ATTENDANCE**

**DIRECTORS PRESENT:**

Ray Scruggs	President
Debbie Logan	Treasurer
Alex Deshazer	Member
Frank Parrish	Member at Large

**DIRECTORS ABSENT:**

Erick Bryner	Secretary
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**Others Present:**

Beverly Allen	Total Property Management, Inc.
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**CALL TO ORDER**

A quorum was present and the meeting was called to order at 6:30 pm.

**HOMEOWNERS FORUM**

There were no homeowners present.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session, February 6, 2017 prior to the Open Session to discuss delinquencies, hearings for non-compliance matters, contractual, personnel and legal as permitted by California law.

**MINUTES**

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board approved the minutes from the November 14, 2016 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

The Board tabled approving the financial report until the next meeting due to the Treasurer did not have time to review the financials this month.

**RESOLUTION TO LIEN**

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board approved the resolution to lien APN # 937-987-69.

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board approved the resolution to lien APN # 937-988-46

**BIDS AND PROPOSALS**

**Pool Furniture Proposals**

Management provided the Board with bids from Patio Guys and Alltrade Construction to replace and or repair the pool furniture. This item has been tabled until the next meeting. Management is to request a sample of sand chair be given to Ray Scruggs for the Board to review.

**Emergency Roof Repairs – Water Leaks**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the emergency repairs performed by three different roofing companies due to the state of emergency. These expenses are to be funded from the Roof Reserve fund. The addresses/costs were:

Address	Location of Leak	Emergency Repair	Put-Back Repairs	Total Cost
97 Coronado Cay	Roof-upstairs bedroom		\$595.00	
46 Carlsbad	Roof-stairwell ceiling			
12 Carlsbad	Roof-bathroom ceiling			
3 Carlsbad			\$495.00	
77 Breakers	Roof-dining room		\$3,444.00	
84 Carlsbad	Roof-attic access panel		\$400.00	
15 Coronado Cay	Balcony		\$1,175.00	
89 Carlsbad Lane	Roof		\$375.00	
25 Coronado Cay	Roof-above slider		\$700.00	
89 Carlsbad	Roof-bedroom			
16 Carlsbad	Roof-bedroom			
39 Carlsbad	Roof-bedroom			
28 Carlsbad	Roof			
15 Coronado Cay	Balcony			

**NEXT MEETING**

The next Board of Directors meeting will be held on Monday, April 3, 2017 with Executive Session beginning at 6:00pm, general session to follow at 6:30 pm to be held at 49 Coronado Cay Lane (in garage or pool, weather permitting).

**ADJOURN**

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 6:55 p.m.

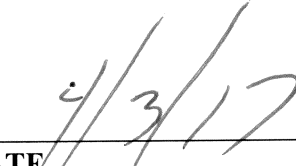
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