

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 8, 2016**

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 8, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present:

Ray Scruggs	President
Debbie Logan	Treasurer
Frank Parrish	Member at Large

Directors Absent:

Erick Bryner	Secretary
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Others Present:

Beverly Allen	Total Property Management, Inc.
Conor Ross	Ross Construction Management

CALL TO ORDER

A quorum was present and the meeting was called to order at 6:56 pm.

HOMEOWNERS FORUM

Brendi DeRoggenbuke 66 Breakers Lane (parking permit request)

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, December 14, 2015 prior to the Open Session to discuss delinquencies, hearings for non-compliance matters, contractual, personnel and legal as permitted by California law.

REPIPING OF ALL COMMON AREA PIPES

Repipe 1 has been contracted to repipe all of the common area pipes within the community. This project is scheduled to begin March 3, 2016. The schedule for this project has been attached.

MINUTES

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the minutes from the January 11, 2016 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management informed the Board of the financial status of the Associations banking accounts, which consisted of \$222,180.10 in the Pacific Western Bank checking account, \$6,728.59 in the legal reserve settlement account and \$1,461,834.22 in the reserve investment account as of December 31, 2015. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to accept the December 31, 2015 financial statement subject to review by the CPA at fiscal year-end.

DELINQUENCY REPORT

Lien Approvals

A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the placement of a lien for the following delinquent homeowners: APN #937-989-20.

BOARD DISCUSSION/MANAGEMENT REPORT

A. Homeowner Request – Parking Permit (66 Breakers Lane)

Homeowner was present at the meeting. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the request submitted by the owners to obtain a parking permit for their Toyota Tacoma truck. Nordic performed a garage inspection and it was noted that the truck has only inches when the garage door is closed.

B. Audit and Tax Preparation Proposal

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal submitted by Inouye, Shively & Klatt to prepare the annual audit for the year ended June 30, 2016 and prepare the association’s taxes in the amount of \$925.00.

C. Aquatrends Proposal – Replace Pool Mastic & Deck Joints

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal submitted by Aquatrends to replace the deteriorated pool mastic and deck joints in the amount of \$2,575.00. This expense is to be funded from the Poo/Spa Reserve account.

D. Emergency Repairs – Water Leaks

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the emergency repairs performed by Repipe 1 that was caused by plumbing leaks at the following locations. These expenses are to be funded from the Plumbing Reserve fund. The addresses/costs were:

Address	Location of Leak	Emergency Repair	Put-Back Repairs	Total Cost
1 Breakers Lane	Garage	\$839.72	\$845.32	\$1,685.04
23 Breakers Lane	Dining Room	\$2,115.12	\$770.98	\$2,886.10
25 Carlsbad Lane	Garage	\$1,380.21	\$1,106.41	\$2,486.62
44 Breakers Lane	Kitchen & Bathroom	\$1,990.60	\$1,003.77	\$2,994.37
26 Carlsbad Lane	Dining Room & Kitchen	\$3,862.87	\$1,232.23	\$5,095.10
28 Carlsbad Lane	Dining Room (floor replacement only)	(couldn't match existing flooring)	\$2,870.71	\$2,870.71
51 Carlsbad Lane	Garage	\$704.87	\$977.88	\$1,682.75
86 Carlsbad Lane	Dining Room	\$775.55	\$887.07	\$1,662.62
29 Coronado Cay	Dining Room & Kitchen (sizable amount of mold)	\$7,904.12	\$3,851.72	\$11,755.84

E. Personal Touch Cleaning Proposal – Spring Cleaning

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board denied the proposal submitted by Personal Touch Cleaning to provide a detailed cleaning of several areas throughout the restrooms, pool furniture/tables and the pool deck.

F. Community Garage Sale

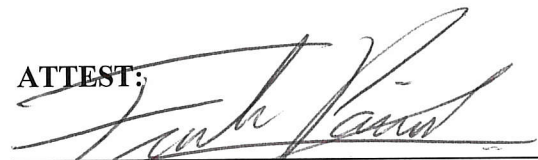
UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board denied the request submitted by Mr. Arthur Camoia with Berkshire Hathaway Home Services to host a community garage sale. Furthermore, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved Grace Mangalus to host a community garage sale.

NEXT MEETING

The next Board of Directors meeting will be held on Monday, March 14, 2016 with Executive Session beginning at 6:00pm, general session to follow at 7:00pm to be held at 49 Coronado Cay Lane in the garage.

ADJOURN

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 7:20 p.m.

ATTEST:


SIGNATURE

3-14-16
DATE



SIGNATURE

3/14/16
DATE