

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
February 11, 2019**

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 49 Coronado Cay Lane, Aliso Viejo, CA on February 11, 2019.

ATTENDANCE

DIRECTORS PRESENT:

Debbie Logan	Treasurer
Frank Parrish	Secretary
Erick Bryner	Member at Large

DIRECTORS ABSENT

Ray Scruggs	President
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OTHERS PRESENT:

Beverly Allen	Total Property Management, Inc.
1 Homeowner	

CALL TO ORDER

A quorum was present, and the meeting was called to order 6:35 P.M.. by Secretary, Frank Parrish.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, February 11, 2019 prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

HOMEOWNER FORUM

A few homeowners attended to ask questions about the Amended Rules and Regulation's on the Agenda and to attend the Annual Meeting which was announced we did not receive quorum.

REGULAR SESSION MINUTES

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board approved the minutes from the December 10, 2018, Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, for the Board to accept the November 30, 2018 and December 31, 2018 Financial Statements subject to audit/review by an independent CPA at fiscal year-end.

Morgan Stanley Signature Cards

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table the signature cards until the April Meeting.

Foreclosure

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to proceed with on APN 937-98-769 for continued non-compliance in paying assessments.

BOARD DISCUSSION/MANAGEMENT REPORT

Pool Furniture & Bathroom Cleaning Proposal

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Personal Touch Cleaning for cleaning of the pool furniture, shower tiles, restroom floors and power washing the pool deck, in the amount of \$2,470.00 prior to April 1, 2019.

5 Year Fire Sprinkler Inspection

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by The Alarm and Sprinkler Company for 5-year fire sprinkler system inspection, in the amount of \$6,995.00.

Pool Deck Concrete Stain Proposals

The Board of Directors reviewed proposals submitted by MCC Construction, Smoothstone, Humburg & Associates and Alan Smith Pools to stain or seal the pool deck. A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposals.

Overhead Door Proposal

The homeowner was present and discussed with the Board possible options of repairing in lieu of replacement of the garage door that was damaged. The Board of Directors reviewed a proposal submitted by Overhead Door for garage door replacement at 55 Carlsbad Lane, which included correspondence submitted by the homeowner. Following discussion, Management was directed to verify if the door must be replaced or if it can be repaired instead.

Proposed Rules & Regulations

A MOTION DULY SECONDED, AND UNANIMOUSLY CARRIED to approve and adopt the proposed Rules & Regulations and to send them to the Membership.

Emergency Leak Reserve Expenditures

The Board of Directors reviewed the Work Order History Reports for roof leak repairs, plumbing leaks and restoration that occurred from December 2018 through February 2019. Following review, Management was directed to invite Jim Murray Roofing to the April Board Meeting. The Board has approved Management to proceed with exterior and interior repairs necessary for any Emergency Roof Leaks.



NEXT MEETING

The next meeting will be held on Monday, April 8, 2019 with executive session beginning at 6:00 pm, general session to follow at 6:30 pm to be held in the garage of 49 Coronado Cay.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:50 P.M.

ATTEST:

 _____ Signature	<u>4-8-19</u> _____ Date
 _____ Signature	<u>4/8/19</u> _____ Date