

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MARCH 14, 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 March 14, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present:

Ray Scruggs	President
Debbie Logan	Treasurer
Erick Bryner	Secretary
Frank Parrish	Member at Large

Directors Absent:

All Directors Present

Others Present:

Beverly Allen Total Property Management, Inc.

CALL TO ORDER

A quorum was present and the meeting was called to order at 7:00 pm.

HOMEOWNERS FORUM

Martha Armendariz 57 Carlsbad (parking permit request)

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, March 14, 2016 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 February 8, 2016, 2016 Regular Session Meeting. ERICK BRYNER ABSTAINED.

MANAGEMENT FINANCIAL REPORT

Management informed the Board of the financial status of the Associations banking accounts, which consisted of \$243,078.22 in the Pacific Western Bank checking account, \$6,728.71 in the legal reserve settlement account and \$1,412,620.23 in the reserve investment account as of February 29, 2016. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to accept the February 29, 2016 financial statement subject to review by the CPA at fiscal year-end.

Management was requested to re-allocate the reserves to remove the negative balance in the 3306 Contingency Reserve account.

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 #937-987-64, #937-988-46, #937-988-93, #937-988-68 and #937-989-39.

BOARD DISCUSSION/MANAGEMENT REPORT

A. Tree Trimming Proposals

The Board reviewed two (2) proposals for tree trimming. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal submitted by B&J Tree Service for a total cost of \$3,150 each time to be conducted on or around April 15th and October 15th.

B. Villa Park Landscape Proposal - Planting Across From 5 & 7 Coronado Cay

Further discussion of this proposal was tabled to the April meeting in order for Management to gather additional information.

C. Request For Reimbursement - 45 Carlsbad

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved request submitted by the owner of 45 Carlsbad for out-of-pocket expenses as a result of two (2) slab leaks in 2014 totaling \$4,044.56. This expense is to be funded from the Plumbing Reserve account.

D. Request For Waiver of Fee – Account #T-117-00214-03

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the request for waiver of the fee on Account #T-117-00214-03 in the amount of \$75.00 fine assessed in November, 2015.

E. Parking Permit Request – 57 Carlsbad

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board denied the request from the owner of 57 Carlsbad for issuance of a parking permit. Further, the Board approved a safelist for the owner for a period of 45 days until other arrangements can be made for proper registration of their vehicles.

F. Professional Craftsman Proposal – Rusted Utility Double Doors Replacement

Further discussion of this proposal was tabled to the April meeting in order for Management to gather additional a proposal from Professional Craftsman for all utility doors to the buildings that require repair or replacement.

G. Pool Heater Activation Timeframe

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to direct Aquatrends Pool Company to turn on the pool heater on April 1st through October 31, 2016.

H. “Coronado Residents Only” Signs Installation

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve installation of “Coronado Residents Only” at both entrances to the community. This may help deter non-residents using the streets to cut through taking their children to the school.

I. 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
28 Carlsbad	Storage area, bathroom and stairs	\$3,005.27	\$1,272.86	\$4,278.13
101 Coronado	Kitchen and Dining Room	\$2,452.39	\$926.74	\$3,379.13
46 Breakers Lane	Garage	\$1,047.36	\$1,430.01	\$2,477.37
29 Breakers Lane	Dining Room	\$3,947.59	\$876.75	\$4,824.34
108 Breakers Lane	Garage	\$981.53	\$709.91	\$1,691.44
77 Breakers Lane	Garage	802.19	\$697.66	\$1,499.85
24 Breakers Lane	Garage	\$2,141.77	\$1,680.32	\$3,822.09
103 Breakers Lane	Garage	\$3,639.72	\$964.64	\$4,604.36
109 Breakers Lane	Kitchen/Dining room	\$2,172.23	\$2,763.18	\$4,935.41
7 Breakers Lane	Garage	\$1,090.25	\$1,287.11	\$2,377.36
111 Breakers Lane	Kitchen Garage and Dining Room	\$2,790.05	\$1,311.92	\$4,101.97
75 Breakers Lane	Living Room	\$715.86	\$1,363.63	\$2,079.49

NEXT MEETING

The next Board of Directors meeting will be held on Monday, April 11, 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 7:51 p.m.

ATTEST:

 SIGNATURE

 SIGNATURE

4/11/16

 DATE

4/11/16

 DATE