

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION MEETING MINUTES  
APRIL 10, 2023**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on April 10, 2023 at the garage of 49 Coronado Cay, Aliso Viejo, CA.

**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**

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
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**CALL TO ORDER**

A quorum was present and Management called the meeting to order at 6:15 p.m.

**MEMBER DISCIPLINE**

**97 Carlsbad – Invoice Bill Back Discussion**

The Board of Directors reviewed an invoice for gas leak inspections at 97 Carlsbad, submitted by Partners Plumbing. The homeowner was in attendance to address the Board. The gas leak was reported to Management by the homeowner, who stated the Gas Company turned off gas to the unit due to the leak. After back and forth inspections by multiple parties, there is not currently a gas leak detected. Partners Plumbing billed \$650.00 for the time involved in this matter. Management was directed to see if Partners Plumbing can reduce the cost of the invoice and then either way, bill the owner back for half the total invoice cost.

**34 Breakers – Dog Defecation Complaint**

The Board of Directors reviewed correspondence submitted by 34 Breakers regarding dog defecation not being picked up. No action was required.

**MINUTES**

A MOTION WAS DULY MADE, SECONDED AND CARRIED to approve the Minutes from the February 13, 2022, Executive Session Meeting.

**DELINQUENCY**

**Resolution to Lien** – The Board of Directors reviewed the Resolution to Lien for APN #937-989-37, APN #937-989-31 and APN #937-988-33. It was the general consent of the Board of Directors to approve the Resolution to Lien.

**Matter Detail Report** – The Board of Directors reviewed the Matter Detail Report Submitted by Community Legal Advisors. No action was required.

**Outstanding Aging Reports** – The Board of Directors reviewed Outstanding Aging Report. No action was required.

**ADJOURN**

There being no further business to come before the Board, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn at 6:25 p.m.

**ATTEST:**

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**Signature**

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**Date**

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**Signature**

\_\_\_\_\_  
**Date**