

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES**

**April 12, 2021.**

**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 Via Zoom teleconference on April 12, 2021.

**ATTENDANCE**

**DIRECTORS PRESENT:**

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer
Frank Parrish	Secretary

**DIRECTORS ABSENT**

Andy Abrecht	Member at Large
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**OTHERS PRESENT:**

Beverly Allen	Total Property Management, Inc.
Holly Bartman	Total Property Management, Inc.

**CALL TO ORDER**

A quorum was present, and the meeting was called to order 6:31 P.M. by President, Ray Scruggs.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session February 8, 2021, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

**HOMEOWNER FORUM**

There were no homeowners in attendance during the Homeowner Forum discussion.

**REGULAR SESSION MINUTES**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from February 8, 2021 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

**Management Financial Report**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table accepting the March 31, 2021 Financial Statement until the next Board Meeting.

**Lien Approval:**

None

**Foreclosure**

**APN**

None

**MANAGEMENT FINANCIAL REPORT – continued**

**Bad Debt Write off:**

None

**BOARD DISCUSSION MANGEMENT REPORT:**

**Proposed 2021/2022 Budget/Reserve Study**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve raising the dues to \$320.00 per unit per month to fully fund reserves and place additional funds in operating (insurance). A MOTION WAS MADE, SECONDED AND UANANIMOUSLY CARRIED to approve the reserve study with the condition that the directory is removed as a line item as well as all mailboxes needing to be replaced.

**Proposals – Restriping of the Parking Spaces:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve Phillip Killgore Striping to restripe the parking spaces, stop sign areas, and speed bumps for a total cost of \$2,403.00 so long as all restriping is like for like.

**Proposal – Summit Building Consulting**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to deny Summit Building Consulting to prepare a phasing map and a budget for the removal and replacement of the streets.

**Proposals – Audit and Tax Preparations**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve Inouye, Shively, Klatt, & McCorvey to complete the audit and tax preparation for a total of \$1,100.00.

**Proposal – 2022 Inspector of Election**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve Accurate Voting Services proposal to serve as the Inspector of Elections for the 2022 Annual Meeting.

**NEXT MEETING**

The next meeting will be held April 12, 2021 Via Teleconference with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:30 P.M.

**ADJOURN**

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 6:55 P.M.

**ATTEST:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

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Date