

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
APRIL 18, 2022**

**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 the community pool and teleconference on APRIL 18, 2022

**ATTENDANCE**

**DIRECTORS PRESENT:**

Ray Scruggs	President
Frank Parrish	Secretary
Debbie Logan	Treasurer

**DIRECTORS ABSENT**

Erick Bryner	Vice President
Andy Abrecht	Member at Large

**OTHERS PRESENT:**

Holly Bartman	Total Property Management, Inc.
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**CALL TO ORDER**

A quorum was present, and the meeting was called to order 6:17 P.M. by President, Ray Scruggs.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session April 18, 2022, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

**HOMEOWNER FORUM**

No homeowners were in attendance during the Homeowner Forum discussion.

**REGULAR SESSION MINUTES**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from January 31, 2022 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

**Management Financial Report**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the January 31, 2022 and February 28, 2022 Financial Statement.

**Lien Approval:**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a lien on the following:

**None**

**Foreclosure:**

**APN #937-989-37**

Per California Civil Code 5705( c ), this item serves to document action taken by the Board in executive session to involve the association’s collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

APN #937-989-37.

**CD Recommendation:**

A MOTION WAS DULY MADE SECONDED AND CARRIED UNANIMOUSLY to table the CD ladder recommendation.

**BOARD DISCUSSION MANGEMENT REPORT:**

**Proposals – Villa Park Landscape:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED, to approve the following proposals:

- Mulch - \$6,000.00
- Gopher Treatment - \$225.00
- 42-62 Carlsbad – Plant Material – 1,237.50
- Annual Tree Trimming - \$16,065.00

**2022-2023 Proposed Budget/Reserve Study**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the revised Reserve Study and to approve raising the dues to \$334.00 per unit per month funding Reserves per the most recent Reserve Study.

**Homeowner Request – 87 Carlsbad Lane:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to have legal counsel send a letter to 87 Carlsbad Lane advising that the Board would pay them \$700.00 for the landing that was damaged by a roof leak.

**NEXT MEETING**

The next meeting will be held June 13, 2022 at the community pool with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:45 P.M.

**ADJOURN**

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:30 P.M.

**ATTEST:**

Signature

Signature

Date

Date



7/20/22  
7/20/22