

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MAY 9, 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 May 9, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present:

Ray Scruggs	President
Debbie Logan	Treasurer
Frank Parrish	Member at Large

Directors Absent:

Erick Bryner	Secretary
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Others Present:

Beverly Allen	Total Property Management, Inc.
Conor Ross	Ross Construction Management

CALL TO ORDER

A quorum was present and the meeting was called to order at 7:05 pm.

HOMEOWNERS FORUM

There were no homeowners present.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, April 11, 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 April 11, 2016, 2016 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board chose to table the April 30, 2016 financial statements pending review and opinion by the CPA that Management forwarded to the Board via email, consisting of Operating account, Legal Settlement Reserves, Reserve Account balance, and Delinquent Assessment total.

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the Pacific Western Bank loan advance in the amount of \$86,027.47 that was presented by Management.

BIDS AND PROPOSALS

A. Metal Utility Doors

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the Professional Craftsmen Co., Inc. Proposal Reference #201601-6394, in the amount of \$965.00 for the replacement/repair of rusted metal utility doors.

B. Annual Fire Extinguisher Service and Certification

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the Annual Fire Extinguisher Service and Certification provided by Mobile Fire Extinguishers, Inc. – Quotation #Q2160429-11, in the amount of \$3,424.36.

C. Repaint Red Curbs throughout complex

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the Cityscape, Inc. – Estimate #20121820, in the amount of \$4,680.00 for the repainting of red curbs throughout the complex.

D. Re-surface Deck – 73 Carlsbad

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled this decision pending review/consultation a third party inspector for deck repairs and ponding. The deck of 49 Coronado Cay can be used to inspect for possible future recommended repairs.

E. Bay Alarm – System Purchase and/or Service Agreement

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled this decision upon receipt of additional information. Management to consult with Joe Agosta with the The Fire Sprinkler Alarm Company to review the current fire alarm monitoring equipment and the current Bay Alarm Contract.

F. Hydronic Heating System Maintenance and Inspection Information

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled this until their next meeting scheduled for June 13, 2016.

G. 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
16 Breakers	Family Room	\$945.82	\$747.93	\$1,693.75
18 Breakers	Dining Room	\$1,170.39	\$1,363.08	\$2,533.47
51 Breakers	Kitchen, Garage	\$1,140.49	\$698.85	\$1,839.34
72 Breakers	Dining Room, Kitchen	\$3,704.86	\$3,846.72	\$7,551.58
76 Breakers	Kitchen	\$1,293.99	\$962.19	\$2,256.18
105 Breakers	Garage	\$912.89	\$102.67	\$1,015.56

105 Breakers	Garage	\$660.70	\$96.93	\$757.63
26 Carlsbad	Kitchen	\$952.51	\$828.68	\$1,781.19
28 Carlsbad	Dining Room, Kitchen	\$3,508.75	\$3,232.56	\$6,741.31
47 Carlsbad	Garage, Bathroom	\$3,333.99	\$1,387.38	\$4,721.37
43 Coronado Cay	Dining Room, Kitchen, Master Bath	\$1,703.60	\$1,680.02	\$3,383.62


NEXT MEETING

The next Board of Directors meeting will be held on Monday, June 13, 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.

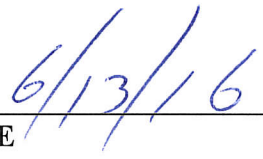
ADJOURN

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 7:40 p.m.

ATTEST:



 SIGNATURE



 DATE

 SIGNATURE

 DATE