

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
June 10, 2019**

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, Aliso Viejo, CA on June 10, 2019.

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs	President
Frank Parrish	Secretary
Erick Bryner	Member at Large

DIRECTORS ABSENT

Debbie Logan	Treasurer
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OTHERS PRESENT:

Beverly Allen	Total Property Management, Inc.
Lauren Swiderski	Total Property Management, Inc.
One Homeowner	

CALL TO ORDER

A quorum was present, and the meeting was called to order 6:20 P.M. by President, Ray Scruggs.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, June 10, 2019 prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

HOMEOWNER FORUM

There was one homeowner in attendance during Homeowner Forum to discuss traffic in the community and neighbor complaints.

REGULAR SESSION MINUTES

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from the April 8, 2019 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table the Financial Statements from March 31, 2019 thru May 31, 2019, until the August Board Meeting.

Board Resolution to Lien

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the Resolution to Lien for APN #937-988-54.

Foreclosure

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the Board Resolution to File Legal Action and/or Initiate Foreclosure for APN #937-989-44.

BOARD DISCUSSION/MANAGEMENT REPORT

Villa Park Landscape Proposal

The Board of Directors reviewed a tree trimming proposal, submitted by Villa Park Landscape. WA MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal, in the amount of \$7,385.00. Management was directed to have the trimming scheduled right before the wood project starts.

Asphalt Engineering Proposals

The Board of Directors reviewed proposals submitted by LaBelle Marvin, American Geotechnical and GMU Pavement Engineering, to perform asphalt engineering services, taking core samples of the asphalt and subgrade and preparing a scope of work for the asphalt project. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by LaBelle Marvin, in the amount of \$7,675.00.

Wood Replacement Matrix Proposals

The Board of Directors reviewed proposals submitted by Pilot Painting and Rodent Pest Technologies to perform a wood inspection to provide a matrix of wood that needs to be replaced before the wood painting project. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Pilot Painting, in the amount of \$3,000.00.

Community Wide Decking Proposal

The Board of Directors reviewed proposals submitted by MCC Construction, EmpireWorks, Jim Murray Roofing and Fontaine Roofing, for community wide deck maintenance. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table the proposals pending further review.

Villa Park Landscape Approved Proposal

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for dead plant removal and replacement on the slope behind 113 Breakers Lane, which was already approved by Management, in the amount of \$3,297.00. No action was required.


NEXT MEETING

The next meeting will be held on Monday, August 12, 2019 with executive session beginning at 6:00 pm, general session to follow at 6:30 pm to be held in the garage of 49 Coronado Cay.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:10 P.M.

ATTEST:

Signature		Date	8/12/19
Signature	_____	Date	8/12/19