

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
JUNE 12, 2017**

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 June 12, 2017 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs	President
Debbie Logan	Treasurer
Alex Deshazer	Member

DIRECTORS ABSENT:

Frank Parrish	Member at Large
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Others Present:

Beverly Allen	Total Property Management, Inc.
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CALL TO ORDER

A quorum was present and the meeting was called to order at 6:30 pm.

HOMEOWNERS FORUM

Homeowners present from 15 Carlsbad to discuss their concerns regarding the Shepherd hooks at the pool.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, June 12, 2017 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 UNANIMOUSLY CARRIED the Board approved the minutes from the April 3, 2017 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board accepted the April 30, 2017 financial report subject to audit by an independent CPA at fiscal yearend.

RESOLUTION TO LIEN

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the following lien:

<u>APN</u>	<u>Amount</u>
937-987-37	\$645.00

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the foreclosure for APN 937-987-43 for continued nonpayment of assessments.

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the eviction of APN-937-989-44.

BIDS AND PROPOSALS

Updated Reserve Study

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the updated Reserve Study which reflected the Association to be 93% funded.

BOARD DISCUSSION/MANAGEMENT REPORT

56 Carlsbad's request to re-locate water hose bib in garage

The Board of Directors reviewed 56 Carlsbad's request to relocate the hose bib in the garage back to where it was prior to the Repipe project. After a brief discussion, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny this Homeowners request as the cost to relocate would be a large cost to the Association and all Plan C units were relocated during the Repipe project.

15 Carlsbad- Concerns over Sheperd Hook installation around the pool

The Board of Directors reviewed 15 Carlsbad's concerns regarding the Sheperd Hooks. No actions are needed at this time.

25 Coronado- Concerns over violations in the community letter

The Board of Directors reviewed 25 Coronado's concerns regarding the multiple violations occurring in the community. No actions are needed at this time.

July Newsletter

The Board of Directors reviewed the July newsletter draft, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the draft newsletter. Management was directed to mail to all Homeowners and residents along with the wrought iron painting notice and schedule.

Annual Community Garage Sale

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve Grace Mangalus's proposed community garage sale date for Saturday, July 15, 2017 from 7:00 A.M to 11:00 A.M.

Car Traffic on back entrance near school

The Board of Directors requested to get a legal opinion on their options regarding the car traffic from the neighboring school.

NEXT MEETING

The next Board of Directors meeting will be held on Monday, August 14, 2017 with Executive Session beginning at 6:00pm, general session to follow at 6:30 pm to be held at 49 Coronado Cay Lane (in garage or pool, weather permitting).

ADJOURN

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 7:02p.m.

ATTEST:

SIGNATURE

SIGNATURE

8/14/17

DATE

9/14/17

DATE