

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 12, 2023**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 12, 2023, at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present

Erick Bryner	Vice President
Debbie Logan	Treasurer
Bob Zoller	Secretary

Directors Absent

Ray Scruggs	President
Frank Parrish	Member at Large

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
1 Homeowner	
Randi	Local Power USA
4 Representatives	Arbor Financial Group

CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:30 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on June 12, 2023, to hold hearings for non-compliance issues, legal matters, delinquency matters, contractual and personnel issues as permitted by California Civil Code.

HOMEOWNER FORUM

There was 1 homeowner in attendance during Open Forum to receive an update on block wall repairs. Randi with Local Power USA was in attendance to discuss with the Board options for roof replacement, that includes community wide solar installation. Representatives from Arbor Financial Group were in attendance to thank the Board for assisting them on getting the community FHA approved.

MINUTES

A MOTION WAS DULY MADE, SECONDED, AND CARRIED to approve the April 10, 2023 General Session Meeting Minutes, the April 10, 2023 No Quorum Annual Meeting Minutes and the February 16, 2023 Adjourned Annual Meeting Minutes, as presented.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to table the Financial Statements for the period ending April 30, 2023 (May 31, 2023 Financials were not received prior to the Meeting).

PROPOSALS

Ratifications

It was the general consent of the Board of Directors to ratify approvals of the following proposals:

1. Pilot Painting – Community Wide Paint Project/Decks/Paint Scheme 4 - \$458,800.00
2. Pilot Painting – Wood Repairs CO #2, buildings 13-17 - \$85,850.00
3. Pilot Painting – Wood Repairs CO #3, buildings 2, 5, 67, 18-22 - \$67,840.00
4. Alan Smith Pools Change Order – Stair rebuild, tile replacement - \$8,835.00
5. Alan Smith Pools Change Order – drain replacement - \$4,730.00
6. Alan Smith Pools Change Order – Credit for lights & elimination of 1 light - \$505.00
7. Aquatrends – After pool plaster start up - \$864.59
8. Seabreeze Patio Furniture – 8 umbrella & 4 stands replacement - \$4,468.05
9. Purcor – Termite Treatment at 67 Carlsbad - \$850.00
10. Villa Park Landscape – Irrigation Controller Replacement - \$1,520.00
11. A-Z Property Services – 31 Carlsbad balcony stucco repairs - \$1,312.99
12. Jim Murray Roofing – 31 Carlsbad water test - \$395.00
13. A-Z Property Services – 31 Carlsbad mold remediation - \$2,555.23
14. A-Z Property Services – 68 Breakers mold remediation - \$2,987.91
15. A-Z Property Services – 98 Breakers interior repairs - \$3,567.24
16. A-Z Property Services – 111 Coronado interior repairs - \$1,217.90
17. A-Z Property Services – 27 Coronado interior repairs - \$2,663.72
18. A-Z Property Services – 42 Carlsbad interior repairs - \$4,292.89
19. MCC Construction – 41 Carlsbad rebuild block wall - \$2,750.00
20. Partners Plumbing – 57 Carlsbad drywall repairs - \$3,480.00

Contract Rate Increase – Personal Touch Cleaning

The Board of Directors reviewed correspondence submitted by Personal Touch Cleaning regarding monthly contract increase of \$82.00 annually, effective July 1, 2023. It was the general consent of the Board of Directors to approve the increase.

Proposal – Accurate Voting Services

The Board of Directors reviewed a proposal submitted by Accurate Voting Services for 2024 Inspector of Election Services. It was the general consent of the Board of Directors to approve the proposal.

Proposal – Monthly Rodent & Pest Control Services

The Board of Directors reviewed a proposal submitted by Accurate Termite & Pest Control, compared to the current contract of Purcor. It was the general consent of the Board of Directors to approve hiring Accurate Termite & Pest Control, with initial set up fee of \$658.00 and monthly fee of \$494.00, to begin August 1, 2023 and to approve terminating services with Purcor, effective July 31, 2023.

Proposal – Jim Murray Roofing – 81 Coronado Cay

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing for water testing, due to homeowner complaints of the sound of dripping water but no evidence of water in the home. It was the general consent of the Board of Directors to approve the water test to ensure this is not a roof related issue. However, the owner will be billed back for costs, if this is not a roof related matter.

Proposal – 7 Carlsbad – Block Wall Repairs

The Board of Directors reviewed proposals submitted by Professional Craftsmen, MCC Construction and A-Z Property Services for block wall repairs at 7 Carlsbad. It was the general consent of the Board of Directors to approve the proposal submitted by Professional Craftsmen, in the amount of \$327.50.

PROPOSALS – continued

Proposals – 17 Breakers – Concrete Repairs

The Board of Directors reviewed proposals submitted by A-Z Property Services and Concrete Hazard Solutions for concrete replacement due to tree roots near 17 Breakers. It was the general consent of the Board of Directors to approve the proposal submitted by Concrete Hazard Solutions, in the amount of \$2,890.00.

Proposals – 17 Breakers – Tree Removal

The Board of Directors reviewed proposals submitted by Villa Park Landscape and Great Scott Tree Care for Ficus tree removal near 17 Breakers. It was the general consent of the Board of Directors to approve the proposal submitted by Great Scott Tree Care, in the amount of \$895.00.

Proposals – 7 Carlsbad – Tree Removal

The Board of Directors reviewed proposals submitted by Villa Park Landscape and Great Scott Tree Care for Ficus tree removal near 17 Breakers. It was the general consent of the Board of Directors to approve the proposal submitted by Great Scott Tree Care, in the amount of \$395.00.

Proposal – Great Scott Tree Care – Dead Tree Removals

It was the general consent of the Board of Directors to approve the proposal submitted by Great Scott Tree Care for dead tree removals, in the amount of \$2,370.00.

ADMINISTRATIVE ACTIONS

85 Coronado Cay – Broken Garage Window

The Board of Directors reviewed correspondence submitted by 85 Coronado Cay regarding damaged garage window. It was the general consent of the Board of Directors that this repair is owner responsibility.

56 Carlsbad – Roof Damage

Enclosed is correspondence regarding movers that crashed into the building and caused damage at the roofline. Approval sent to Jim Murray Roofing for repairs and Move Central will be sending reimbursement for the damages. No action was required.

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Management to obtain bids for roof maintenance and gutter cleaning asap, so that work can be scheduled in late August.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Tuesday, August 14, 2023 at 6:30 p.m., to be held at the community pool.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn the general session at 8:00 p.m.

ATTEST:

Signature

Date

Signature

Date