

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
JUNE 13, 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 June 13, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

**ATTENDANCE**

**Directors Present:**

Ray Scruggs	President
Debbie Logan	Treasurer
Erick Bryner	Secretary
Frank Parrish	Member at Large

**Directors Absent:**

None

**Others Present:**

Beverly Allen                      Total Property Management, Inc.

**CALL TO ORDER**

A quorum was present and the meeting was called to order at 7:01 pm.

**HOMEOWNERS FORUM**

There were no homeowners present.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session, June 13, 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 May 9, 2016, 2016 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board chose to table the May 31, 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.

**BIDS AND PROPOSALS**

**A. Fire Alarm Monitoring**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved The Alarm and Sprinkler Company, Proposal dated June 6, 2016 for the following: \$1,700.00/Installation, \$1,190.00/Monthly Monitoring and \$1,700.00/Annual Inspection Fee. The Board also approved to provide Bay Alarm a 30 day termination notice and coordinate with The Alarm and Sprinkler Company as to a start date.

**B. Annual Roof and Gutter Maintenance**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled this until the July 2016 meeting, pending further information/clarity as to confirm Montross Weather Proofing proposal encompass all of the roofs in the community.

**C. Re-surface Deck – 73 Carlsbad**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved Montross Companies, Inc., proposal E7090 in the amount of \$1,695.00. This expenditure is to be paid from the Deck Reserve Fund.

**D. Repair Termite Damaged Wood – 108 Breakers**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved Professional Craftsmen Co., Inc. – Document #201605-6545 in the amount of \$2,450.00. This expenditure is to be paid from the Wood Reserve Fund.

**E. Re-piping Reimbursement – 110 Breakers**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the reimbursement to homeowner in the amount of \$5,000.00. This expenditure is to be paid from the Plumbing Reserve Fund.

**F. FHA Approval/Amendment to CC&R's**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled this until 2017.

**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
74 Breakers	Garage	\$542.67	\$633.54	\$1,176.21
87 Breakers	Garage	\$1,497.04	\$993.46	\$2,490.50

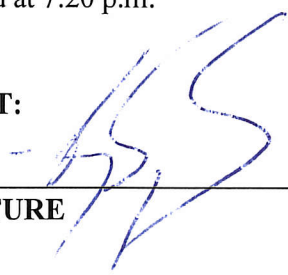
1 Carlsbad	Garage	\$1,796.08	\$887.56	<b>\$2,683.64</b>
39 Carlsbad	Kitchen, Garage, Living Room	\$1,898.07	\$1,507.75	<b>\$3,405.82</b>
90 Carlsbad	Kitchen, Living Room, Master Bath	\$2,891.30	\$1,587.92	<b>\$4,479.22</b>
92 Carlsbad	Living Room	\$1,429.71	\$1,190.44	<b>\$2,620.15</b>
47 Coronado	Master Bath, Laundry Room, Powder Room, Garage	\$3,362.74	\$1,271.27	<b>\$4,634.01</b>

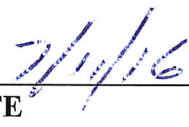
**NEXT MEETING**

The next Board of Directors meeting will be held on Monday, July 11, 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 7:20 p.m.

ATTEST:   
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 SIGNATURE

  
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 DATE

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 SIGNATURE

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 DATE