

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
June 14, 2021.**

**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 Via Zoom teleconference on June 14, 2021.

**ATTENDANCE**

**DIRECTORS PRESENT:**

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer

**DIRECTORS ABSENT**

Frank Parrish	Secretary
Andy Abrecht	Member at Large

**OTHERS PRESENT:**

Holly Bartman	Total Property Management, Inc.
---------------	---------------------------------

**CALL TO ORDER**

A quorum was present, and the meeting was called to order 6:45 P.M. by President, Ray Scruggs.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session April 12, 2021, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

**HOMEOWNER FORUM**

One new homeowner in attendance during the Homeowner Forum discussion.

**REGULAR SESSION MINUTES**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from April 12, 2021 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

**Management Financial Report**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the May 31, 2021 Financial Statement until the next Board Meeting.

**Lien Approval:**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a lien on the following:

**APN # 937-989-31**

**Amount \$1,355.00**

**Foreclosure**

**APN**

None

**MANAGEMENT FINANCIAL REPORT – continued**

**Bad Debt Write off:**

None

**BOARD DISCUSSION MANGEMENT REPORT:**

**Proposal – Holiday Lighting**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Comet Electric to install holiday lighting for a total cost of \$4,025.00.

**Proposals – Awning Cleaning:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to table the proposal submitted by Humburg & Associates to power wash the awnings throughout the community for a total cost of \$7,900.00 until the next meeting, as the Board has requested additional proposals.

**Proposal – Mulch Installation**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Villa Park to install mulch throughout the community for a total cost of \$6,000.00. Prior to approval the Board has requested the difference in cost for darker mulch rather than the standard type/color.

**Proposal – Preventative Roof Maintenance**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Jim Murray Roofing to complete the preventative roof maintenance for a total cost of \$11,844.00.

**NEXT MEETING**

The next meeting will be held August 9, 2021 at the community pool with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:30 P.M.

**ADJOURN**

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:20 P.M.

**ATTEST:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date