

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
JULY 11, 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 July 11, 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, July 11, 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 June 13, 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.

RESOLUTION TO LIEN

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board approved the resolution to lien APN #937-873-04.

REQUEST TO FORECLOSE

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board approved the request to Foreclose APN #937-989-44.

BIDS AND PROPOSALS

A. Fire Alarm Monitoring

Review of Bay Alarm contract for Termination

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board requested that the Bay Alarm contract be sent to James Harkins with Cane, Walker & Harkins LLP for review of termination.

B. Annual Roof and Gutter Maintenance

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved BID #E7108 for roof maintenance and gutter cleaning submitted by Montross Weather Proofing in the amount of \$11,707.00 to be paid from the Roof Reserve Fund.

C. Re-surface Deck – 49 Carlsbad Ln

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board moved to note for future reference information provided by Summit Consulting & Architecture, dated June 20, 2016.

D. Pool Patrol Services

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board denied a proposal from Nordic Security Services for adding additional patrol time at the pool during this summer. Residents to be advised through upcoming billing insert newsletter to call Police for anyone using pool after allowed hours, and for any noise complaints.

E. Lowe's Discount for Association Homeowners

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board requested that management advise homeowners of discount and contact information through upcoming billing insert newsletter as well as Ferguson Plumbing and Supply House.

F. 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
2 Carlsbad	Dining Room	\$1,846.32	\$1,812.27	\$3,658.59
2 Carlsbad	Dining Room		\$5,083.28	\$5,083.28
119 Breakers	Garage	\$1,552.45	\$949.67	\$2,502.12
37 Coronado	Bathroom, Dining room	\$2,828.60	\$1,849.68	\$4,679.28

NEXT MEETING

The next Board of Directors meeting will be held on Monday, August 8, 2016 with Executive Session beginning at 6:00pm, general session to follow at 7:00pm 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 7:21 p.m.

ATTEST:

SIGNATURE

SIGNATURE

DATE

DATE

8/8/16
 8/8/16