

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
AUGUST 8, 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 August 8, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present:

Ray Scruggs	President
Debbie Logan	Treasurer
Alex Deshazer	Member
Frank Parrish	Member at Large

Directors Absent:

Erick Bryner	Secretary
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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 7:07 pm.

HOMEOWNERS FORUM

There were no homeowners present.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, August 8, 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 July 11, 2016, 2016 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the June 30, 2016 financial statements with questions.

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board tabled the July 31, 2016 financial statements until next month.

MANAGEMENT REPORT AND AGENDA ITEMS

A. Holiday Lighting Installation Contract

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal provided by Comet Lighting & Electric, Inc. for holiday lighting installation and service in the amount of \$2,810.00, with a discount for early signing by August 31, 2016, reducing price by \$100.00.

B. Replacement of Rusted Metal Utility Double Doors

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal provided by Professional Craftsmen Co. for the replacement of rusted metal utility doors at 67 Coronado Cay Ln. in the amount of \$965.00. Utility Doors Reserve Funds (3395) to be used.

C. Cleaning of Trash and Debris from Utility Closets

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the proposal provided by Professional Craftsmen Co. for cleaning out of utility closets in the amount of \$1,345.00.

D. Homeowner Complaint Regarding Smoking

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved and advised management to send a letter to 15 Coronado Cay Ln, regarding smoking complaint by 11 Coronado Cay Ln., violation letter to state “nuisance” clause from association CC&R’s.

E. 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
47 Coronado Cay	Masterbath, Powder Room, Laundry Room, Garage	\$3,362.74	\$1,271.27	\$4,634.61
39 Carlsbad Ln	Kitchen, Garage, Living Room	\$1,898.07	\$1,507.75	\$3,405.82
2 Carlsbad Ln	Dining Room	\$1,846.32	\$5,083.28	\$6,929.60
4 Carlsbad Ln	Dining Room	\$1,167.73	\$1,001.48	\$2,169.21

119 Breakers Ln	Garage	\$1,552.45	\$ 949.67	\$2,502.12
37 Coronado Cay	Bathroom, Dining Room	\$2,829.60	\$1,849.68	\$4,679.28
23 Breakers Ln	Entry/Foyer, Kitchen	\$-----	\$ 903.53	\$ 903.53
105 Breakers Ln	Bathroom, Laundry Room	\$1,393.52	\$1,052.77	\$2,446.29
96 Breakers	Garage	\$1,857.82	\$ 854.84	\$2,712.66
96 Breakers	Living Room	\$ 177,14	\$ 361.52	\$ 538.66


NEXT MEETING

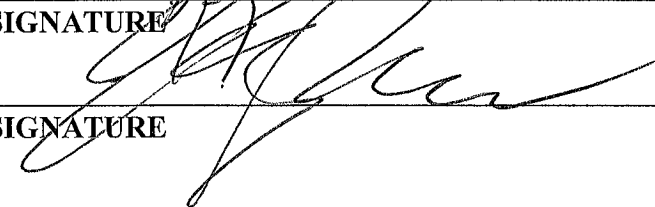
The next Board of Directors meeting will be held on Monday, September 12, 2016 with Executive Session beginning at 6:00pm, general session to follow at 7:00pm to be held at 49 Coronado Cay Lane (in garage or pool, weather permitting).

ADJOURN

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 7:31 p.m.

ATTEST:

 SIGNATURE 

 SIGNATURE 

 DATE 9/12/16

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