

CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
August 12, 2019

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 at the Community Pool, Aliso Viejo, CA on August 12, 2019.

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs President
Frank Parrish Secretary
Debbie Logan Treasurer

DIRECTORS ABSENT

Erick Bryner Member at Large

OTHERS PRESENT:

Lauren Swiderski Total Property Management, Inc.

CALL TO ORDER

A quorum was present, and the meeting was called to order 6:20 P.M. by President, Ray Scruggs.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, August 12, 2019 prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

HOMEOWNER FORUM

There were no homeowners in attendance during Homeowner Forum.

REGULAR SESSION MINUTES

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from the June 10, 2019 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the Financial Statements from March 31, 2019 thru July 31, 2019. Management was directed to verify why the reserve reallocation has not taken place and to verify why some line items are so high this month.

Board Resolution to Lien

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the Resolution to Liens for APN #937-988-35, #937-988-46, #937-988-65, #937-988-78, #937-989-10.

BOARD DISCUSSION/MANAGEMENT REPORT

The Alarm and Sprinkler Company Proposal - Ratification

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to ratify the approval of the proposal for fire sprinkler repairs needed for the 5-year certification, submitted by The Alarm and Sprinkler Company, in the amount of \$12,451.60.

Jim Murray Roofing Proposal - Ratification

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to ratify the approval of the proposal for roof leak repairs at 40 Carlsbad Lane, submitted by Jim Murray Roofing, in the amount of \$9,785.00.

Villa Park Landscape Proposals

The Board of Directors reviewed a proposal to remove struggling grass near 17 Breakers Lane and replace with St. Augustine sod, submitted by Villa Park Landscape. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal, in the amount of \$2,060.00.

The Board of Directors reviewed a proposal for July Landscape Walk items, submitted by Villa Park Landscape. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal, in the amount of \$746.00.

Comet Lighting – Holiday Lighting Proposal

The Board of Directors reviewed a proposal for holiday lighting, submitted by Comet Lighting. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal, but to not include wreaths on the monument walls, ad to add lights to the upper and lower roof line of the pool building, in the amount of \$3,510.00. Management to verify if there is any additional cost savings by removing the wreaths.

Wood Replacement Proposals

The Board of Directors reviewed proposals for community wide wood replacement, submitted by Pilot Painting, LMZ's Perfect Finish and B. Taylor Painting. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Pilot Painting, in the amount of \$64,950.00 (less \$3,000.00 charged for the wood inspection). The Board further approved to only paint the wood being replaced to match the existing colors and hold off on any further painting for 2-3 years to paint the whole community.

Community Wide Decking Proposal

The Board of Directors reviewed proposals submitted by MCC Construction, EmpireWorks, Jim Murray Roofing and Fontaine Roofing, for community wide deck maintenance. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by EmpireWorks, in the amount of \$34,523.00.

LaBelle Marvin Asphalt Engineering Report

The Board of Directors reviewed the asphalt engineering report submitted by LaBelle Marvin, which provided recommendations on street improvements. The Board agreed to place this project on hold and revisit early 2020 to begin Phase 1.

47 Coronado Cay – Community Garage Sale Request

The Board of Directors reviewed a request submitted by 47 Coronado Cay to host a community wide garage sale. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the request.

NEXT MEETING

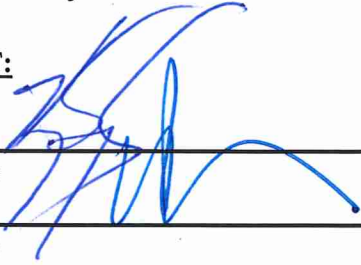
The next meeting will be held on Monday, October 14, 2019 with executive session beginning at 6:00 pm, general session to follow at 6:30 pm to be held in the garage of 49 Coronado Cay.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 7:02 P.M.

ATTEST:

Signature



Date

10/14/19
10/14/19

Signature

Date