

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
AUGUST 14, 2017**

**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 14, 2017 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:**

None

**Others Present:**

Beverly Allen                      Total Property Management, Inc.

**CALL TO ORDER**

A quorum was present and the meeting was called to order at 6:30 pm.

**HOMEOWNERS FORUM**

No questions from Homeowners

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session, August 14, 2017 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 UNANIMOUSLY CARRIED the Board approved the minutes from the June 12, 2017 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board accepted the July 31, 2017 financial report subject to audit by an independent CPA at fiscal yearend.

**RESOLUTION TO LIEN**

None

**MANAGEMENT REPORT AND AGENDA ITEMS**

**Status of Wrought Iron painting through entire complex**

Cityscape has completed approximately 50% of the wrought iron painting throughout the community as of August 14, 2017.

**Pool vandalism and noise disturbance**

The Board of Directors discussed options to curb the pool vandalism that the community has been experiencing. UPON A MOTION DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED the Board approved to change back the jacuzzi switch to a push button timer.

**Proposals**

**Pool Concrete Power Wash and Concrete Staining Proposal**

The Board of Directors reviewed proposals from City Scape, Prime Co, and CBCI for power washing and concrete staining of the pool area. UPON A MOTION DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED the Board choose to table bids till next meeting.

**Pool Stucco Repairs and Painting**

UPON A MOTION DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED the Board approved City Scape to complete the pool stucco repairs and painting for the total cost of \$2,160.

**Annual Roof Maintenance/Gutter Cleaning Proposal**

UPON A MOTION DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED the Board of Directors approved Jim Murray Roofing for the annual roof maintenance and gutter cleaning for a total cost of \$16,100 to be paid from GIL 3323 Roof Reserve Fund.

**Holiday Lighting Contract**

UPON A MOTION DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED the Board of Directors approved Comet Electric for the annual Holiday Lighting installation for the total cost of \$2,710.

**Car Traffic on back entrance near school**

Per the Boards request, Management obtained copies of letters that were sent to the schools and school district in 2013 regarding their students utilizing private Coronado Community streets. Management will be sending an additional letter mentioning a child was hit this past school year.

**Power Washing Awnings**

Management was requested to obtain bids to power wash and clean the awnings throughout the community. Management is authorized to approve the lowest bid but at a max of \$8,000. To be paid from GIL 3383 Awning Reserve Fund.

**NEXT MEETING**

The next Board of Directors meeting will be held on Monday, October 9, 2017 with Executive Session beginning at 6:00pm, general session to follow at 6:30 pm 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 7:00p.m.

ATTEST:

  
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SIGNATURE

  
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SIGNATURE

10/9/17  
DATE

10/9/17  
DATE