

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 14, 2023**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 14, 2023, at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present

Erick Bryner	Vice President
Debbie Logan	Treasurer
Bob Zoller	Secretary

Directors Absent

Ray Scruggs	President
Frank Parrish	Member at Large

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
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CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:30 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on August 14, 2023, to hold hearings for non-compliance issues, legal matters, delinquency matters, contractual and personnel issues as permitted by California Civil Code.

HOMEOWNER FORUM

There were no homeowners in attendance during Open Forum

MINUTES

A MOTION WAS DULY MADE, SECONDED, AND CARRIED to approve the June 12, 2023 General Session Meeting Minutes and the June 12, 2023 Organizational Meeting Minutes, as presented.

FINANCIAL

Financial Statements

The Board of Directors reviewed the Financial Statements for the periods ending April 30, 2023, May 31, 2023, June 30, 2023 and July 31, 2023. It was the general consent of the Board of Directors to approve the Financial Statements from April 30, 2023 and May 31, 2023 and to table the Financial Statements from June 30, 2023 and July 31, 2023.

CD Maturing

It was the general consent of the Board of Directors to table review of the CD recommendations. Management was directed to verify the total liquid cash in Reserves.

PROPOSALS

Ratifications

It was the general consent of the Board of Directors to ratify approvals of the following proposals:

1. Aquatrends – Spa Jet Pump Replacement - \$2,844.02
2. Aquatrends – Spa Jet Timer & Emergency Shut off Sign Replacement - \$209.91
3. Aquatrends – Spa Flow Meter Replacement - \$392.80
4. Aquatrends – Spa Probe Replacement - \$1,203.06
5. Aquatrends – Spa Heater Repairs – NTE \$584.10
6. A-Z – 27 Coronado drywall repairs from roof leak - \$2,838.36
7. A-Z – 31 Carlsbad roof & deck repairs - \$2,861.02
8. A-Z – 40 Breakers drywall repairs from leak - \$1,228.26
9. Concrete Hazard Solutions – 25 Coronado concrete repair - \$350.00
10. Partners Plumbing – Pool Shower & Faucet Repairs - \$850.00
11. Purcor – 4 Carlsbad termite treatment - \$600.00
12. Pilot Painting – Painting CO #1 - Accent & Welding Repairs - \$11,900.00
13. Pilot Painting – Wood Repairs CO #4 - \$28,550.00

Proposal – Comet Lighting – Holiday Lighting

The Board of Directors reviewed a proposal submitted by Comet Lighting for holiday lighting. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$5,525.00.

Proposal – Concrete Hazard Solutions

The Board of Directors reviewed a proposal submitted by Concrete Hazard Solutions with option for crack repairs or full concrete removal and replacement at 38 Breakers. It was the general consent of the Board of Directors to approve the proposal for full concrete removal and replacement, in the amount of \$2,500.00.

Proposals – Villa Park Landscape

It was the general consent of the Board of Directors to approve the following proposals submitted by Villa Park Landscape:

1. Contract Rate Increase from \$4,760.00/month to \$4,950.00/month
2. Plant removal & replacement at 76 & 96 Breakers - \$1,990.00
3. Plant installation in the pool area - \$325.00
4. Plant removal & replacement at 27 Breakers & 45 Carlsbad - \$627.50

Proposal – Prendiville Insurance

The Board of Directors reviewed a proposal submitted by Prendiville Insurance to increase the water damage deductible. It was the general consent of the Board of Directors to approve to increase the water damage deductible, to the amount of \$50,000.00.

Proposals – Roof Replacement Bids

The Board of Directors reviewed proposals submitted by Jim Murray Roofing & BRS Roofing for community wide roof replacement. It was the general consent of the Board of Directors to table the proposals. Management was directed to obtain references and literature from BRS Roofing.

ADMINISTRATIVE ACTIONS

Nordic Acquisition

The Board of Directors reviewed correspondence submitted by Nordic Security regarding merge with Allied Universal. No action was required.

CR&R Bin Placement

The Board of Directors reviewed correspondence submitted by CR&R regarding requirements for trash bin placement or trash service will be suspended. No action was required.

JC Lending – Ice Cream Truck

The Board of Directors reviewed correspondence submitted by JC Lending requesting to host an ice cream truck in the community on September 2nd. It was the general consent of the Board of Directors to allow them to host an ice cream truck but to require they carry insurance.

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Management to follow up on the draft audit and obtain insurance renewal bids.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Tuesday, October 9, 2023 at 6:30 p.m., to be held at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn the general session at 7:45 p.m.

ATTEST:

Signature

Date

Signature

Date