

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES**

August 16, 2021.

**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 and teleconference on August 16, 2021.

**ATTENDANCE**

**DIRECTORS PRESENT:**

Ray Scruggs	President
Debbie Logan	Treasurer
Frank Parrish	Secretary

**DIRECTORS ABSENT**

Erick Bryner	Vice President
Andy Abrecht	Member at Large

**OTHERS PRESENT:**

Holly Bartman	Total Property Management, Inc.
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**CALL TO ORDER**

A quorum was present, and the meeting was called to order 6:30 P.M. by President, Ray Scruggs.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session August 16, 2021, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

**HOMEOWNER FORUM**

One new homeowner in attendance during the Homeowner Forum discussion.

**REGULAR SESSION MINUTES**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from June 14, 2021 Regular Session Meeting.

**MANAGEMENT FINANCIAL REPORT**

**Management Financial Report**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the June 30, 2021 Financial Statement.

**Lien Approval:**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a lien on the following:

**None**

**Foreclosure**

**APN**

None

**MANAGEMENT FINANCIAL REPORT – continued**

**Bad Debt Write off:**

None

**Loan Payoff**

A MOTION WAS MADE, SECONDED, AND UNANIMOUSLY CARRIED to approve paying off the loan. This will save the Association \$30,000.00 plus in interest.

**BOARD DISCUSSION MANGEMENT REPORT:**

**Proposal – Asphalt Repairs**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to table Quickel Paving’s submitted proposal for asphalt repairs, as the Board has requested a job walk with additional vendors.

**16 Breakers – Reimbursement Request:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve reimbursing 16 Breakers Lane for plumbing repairs that was Association responsibility.

**Proposal – Plant Material and Mulch Installation**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Villa Park to install mulch and plant material at 18 Carlsbad and 29 Coronado Cay Lane.

**NEXT MEETING**

The next meeting will be held October 11, 2021 at the community pool with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:30 P.M.

**ADJOURN**

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 6:45 P.M.

**ATTEST:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date