

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
SEPTEMBER 12, 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 September 12, 2016 at 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present:

Ray Scruggs	President
Debbie Logan	Treasurer
Erick Bryner	Secretary
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 7:10 pm by the President Ray Scruggs.

HOMEOWNERS FORUM

There were no homeowners present.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, September 12, 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 August 8, 2016 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

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

10-day safelist change request

A homeowner requested the Board re-consider the current parking rules allowing for 10 safe lists in a six (6) month period. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the request since guest parking is limited and each resident can receive twenty (20) safe lists per year.

Replace 1 Project Financial Overview

The Repipe project is going very smoothly and on schedule. We are a little more than halfway through the community and working on Carlsbad street now.

2016 Audit Draft

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the 2016 Audit Draft provided by Inouye & Klatt.

Wrought Iron Fence Repairs/Repainting

Management provided bids from Shields Building Service, Inc, 1st Street Painting, Cityscape, Inc. and Prime Co Construction to repair and repaint the community wrought iron UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item until the October 2016 meeting when the Board can interview 1st Street Painting and Cityscape and ask questions regarding their proposals.

Emergency Repair- Water Leaks

Management explained that there were several leaks that occurred that needed to be repaired. Approval was given for management to proceed with re-pipe 1 with the necessary repairs. The cost were as follows.

Address	Location of Leak	Emergency Repair	Put-Back Repairs	Total Cost
7 Coronado Cay	Powder Room & downstairs closet	\$ 1,244.89	\$ 350.96	\$ 1,595.85
67 Coronado	Living Room & Garage	\$ 1,100.93	\$ 853.03	\$ 1,953.96
64 Carlsbad Ln	Kitchen	\$ 1,052.23	\$ 844.14	\$ 1,896.37

NEXT MEETING

The next Board of Directors meeting will be held on Monday, October 10, 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 7:45 p.m.

ATTEST:

 SIGNATURE

 SIGNATURE

 DATE 10/10/16

 DATE 10/10/14