

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
SEPTEMBER 12, 2022**

**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 on SEPTEMBER 12, 2022

**ATTENDANCE**

**DIRECTORS PRESENT:**

|              |                |
|--------------|----------------|
| Ray Scruggs  | President      |
| Erick Bryner | Vice President |
| Debbie Logan | Treasurer      |

**DIRECTORS ABSENT**

|               |                 |
|---------------|-----------------|
| Frank Parrish | Secretary       |
| Andy Abrecht  | Member at Large |

**OTHERS PRESENT:**

|               |                                 |
|---------------|---------------------------------|
| Holly Bartman | Total Property Management, Inc. |
|---------------|---------------------------------|

**CALL TO ORDER**

A quorum was present, and the meeting was called to order 6:05 P.M. by President, Ray Scruggs.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session September 12, 2022, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

**HOMEOWNER FORUM**

Homeowners were in attendance during the Homeowner Forum discussion.

**REGULAR SESSION MINUTES**

**MANAGEMENT FINANCIAL REPORT**

**Management Financial Report**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the August 31, 2022 Financial Statement.

**Lien Approval:**

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

**None**

**Foreclosure:**

**None**

**CD Recommendation:**

A MOTION WAS DULY MADE SECONDED AND CARRIED UNANIMOUSLY to table the CD ladder recommendation until Debbie Logan can review with Dave Lynn.

**BOARD DISCUSSION MANGEMENT REPORT:**

**Proposal – Villa Park Landscaping**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED, to approve the proposal submitted by Villa Park Landscaping for a total cost of \$1,798.07.

**Proposal – Jim Murray Roofing Repairs**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the portion of the proposal for skylight replacement. The Board elected to bid out the wood repairs recommended.

**Proposal – Vanderpol & Company:**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Vanderpol & Company to complete the audit and tax preparation for a total cost of \$1,125.00.

**Storage Boxes**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve consolidating the boxes in storage once Debbie Logan and Holly Bartman go through them.

**Allen Smith Pools**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to table the proposal submitted by Allen Smith Pools until the December Meeting.

**Proposal – A-Z Property Services**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by A-Z Property Services for repairs at 49 Breakers for a total cost of \$4,347.81.

**NEXT MEETING**

The next meeting date TBD.

**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 \_\_\_\_\_

Signature \_\_\_\_\_

Date

Date

12/12/22

12/12/22