

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
October 8, 2018**

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 49 Coronado Cay Lane, Aliso Viejo, CA on October 8, 2018.

ATTENDANCE

DIRECTORS PRESENT:

Debbie Logan	Treasurer
Frank Parrish	Secretary
Erick Bryner	Member at Large

DIRECTORS ABSENT

Ray Scruggs	President
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OTHERS PRESENT:

Beverly Allen	Total Property Management, Inc.
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CALL TO ORDER

A quorum was present, and the meeting was called to order at 6:26 P.M. by Secretary, Frank Parrish.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, October 8, 2018 prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

REGULAR SESSION MINUTES

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board approved the minutes from the August 13, 2018, Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, for the Board accept the August 31, 2018 Financial Statements subject to audit/review by an independent CPA at fiscal year-end.

Pre-Payment on Loan

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve moving \$200,000.00 from the Reserve Fund and pay down the Loan to save in interest over the remaining life of the loan.

Liens

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

- T117-00050-01 \$971.40

Foreclosure

None

BOARD DISCUSSION/MANAGEMENT REPORT

June 30, 2018 Audit Draft

A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the June 30, 2018 Audit Draft prepared by Inouye, Shively & Klatt and mail to the membership.

Humburg & Associates – Awning Power Wash Proposal

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal from Humburg & Associates to power wash 357 awnings throughout the Association, in the amount of \$6,500.00. The cost of this service will be expensed from GL 7533, Awning Maintenance, Operating.

56 Carlsbad-Diep Ho/Conor Ross/Triton Air:

The homeowner reported that his Heating system had not been working and felt it may be due to the re-pipe project. Triton Air a 3rd party heating and a/c company investigated and did not find the system failure was due to exterior pipes that were hooked up to the unit. There are faulty parts inside the units which were never affected by the re-pipe project. The Board decided there was no further action the association needed to take on this matter as the heating and a/c system is the homeowner's responsibility to repair.

Pool Deck Staining Project:

The Board previously approved a bid from Cityscape in the amount of \$10,104.00 to perform concrete staining in the approved medium grey color sample they previously provided to be scheduled toward the last 2 weeks in October 2018.

Parking Space Request-85 Breakers:

A MOTION WAS MADE, SECONDED AND CARRIED TO deny the request for a personal parking space from some of the guest parking spaces.

Garage Door Replacement Requests:

A MOTION WAS MADE SECONDED AND UNANIMOUSLY CARRIED to deny replacements of the garage doors at 55 Breakers and 75 Breakers due to the fact that damage was not caused by the door's life span, but damage from homeowners. This would be homeowner responsibility to repair the doors at their own cost.

Insurance Renewal 12/12/18

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the Farmer's Insurance renewal package policy presented by Patrick Prendiville for a total Annual Premium of \$33,855.00 effect 12/12/18.

Landscape Proposals:

A MOTION WAS MADE SECONDED AN UNANIMOUSLY CARRIED that the Board will grant Management authority to approve miscellaneous landscape replacement and irrigation repairs that are within the landscape maintenance budget.

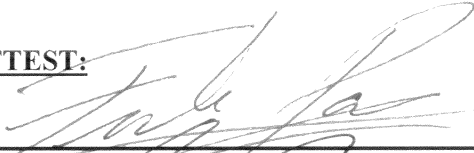
NEXT MEETING

The next meeting will be held on Monday, December 10, 2018 with executive session beginning at 6:00 pm, general session to follow at 6:30 pm to be held in the garage of 49 Coronado Cay.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 6:36 P.M.

ATTEST:

 _____ Signature	<u>12-10-18</u> Date
 _____ Signature	<u>12/10/18</u> Date