

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
October 9, 2017**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the board of directors of the Coronado Homeowners Association was held on October 9, 2017 at 49 Coronado Cay Lane, Aliso Viejo, CA.

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs	President
Debbie Logan	Treasurer
Alex Deshazer	Member
Frank Parrish	Member at Large

DIRECTORS PRESENT:

None

OTHERS PRESENT:

Jamie Hackwith Total Property Management, Inc.

CALL TO ORDER

A quorum was present and the meeting was called to order at 6:30 pm. by president, Ray Scruggs.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session, October 9, 2017 prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, personnel and legal issues as permitted by California law.

HOMEOWNER FORUM

In accordance with State Statute the owners present were afforded the opportunity to address the Board of Directors Meeting as written. The following items were presented to the Board:

- Leak issue

REGULAR SESSION MINUTES

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the minutes from the August 14, 2017, Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

A. Management Financial Report

Management informed the Board of the financial status of the Associations banking accounts, which consisted of \$165,746.80 in the Pacific Western Bank checking account and \$1,395,987.06 in the reserve investment account as of the August 31, 2017 Financial Statement. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board approved the August 31, 2017 Financial Statement subject to audit/review by an independent CPA at fiscal year-end.

B. Updated Signature Card

The Board completed the updated Pacific Western bank signature card.

C. Morgan Stanley CD Maturity Notice

The Board reviewed correspondence submitted by Jeffrey Russel at Morgan Stanley. The Association has one (1) CD maturing in October in the amount of \$125,000. Morgan Stanley is recommending rollover of the CD for a 2-year term at the best possible rate. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board gave Debbie Logan, Treasurer the authority to contact Jeffrey Russel of Morgan Stanley to discuss terms of a new CD as the October 2017 CD matures.

D. Audit and Taxes

The Board reviewed the draft audit from Inouye, Shively & Klatt for fiscal year ending 06/30/2017. Per Mr. Klatt, the taxes have been extended and are not due until April 2018. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to approve the audit for distribution to the membership.

E. Liens

None

F. Foreclosure

None

BOARD DISCUSSION/MANAGEMENT REPORT

A. Tree Trimming

The Board reviewed proposals submitted by Villa Park Landscape (\$6,770.00) and B&J Tree Service (\$25,840.00) to trim various trees throughout the community. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to approve the proposal submitted by B & J Tree Service.

B. Pool Concrete Power Wash and Concrete Staining proposals

The Board reviewed proposals submitted by CBCI (\$9,974), Cityscape (\$10,104) and PrimeCo (\$16,946) to power wash, stain and seal and pool deck. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to approve the proposal submitted by Cityscape to be completed after repipe of the pool building and fall cleaning. To be paid from G/L 3402 (Concrete Reserves).

C. Community-wide Termite Inspections

The Board reviewed a proposal submitted by Rodent Pest Technologies to inspect all interior and exterior areas for 233 units and all common area structures for drywood and subterranean termites and other wood destroying organisms at a total cost of \$8,155.00. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to deny the proposal and discuss again in 2018.

D. Insurance Renewal (12/12/2017)

The Board reviewed a proposal submitted by Prendiville Insurance (Farmers) to renew the insurance through December 11, 2018 at a cost of \$33,114.00. UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to approve the renewal proposal.

E. Pool (all Cleaning)

The Board reviewed a proposal submitted by Personal Touch to deep clean the pool furniture (\$769) as well as the shower tiles (\$395), bathroom floor tile (\$495) and the pool deck (\$595). UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, the Board moved to approve the proposal to be completed after repipe of the pool building.

F. School Traffic coming through the Community

Per the Board's request, management sent 2nd letters to the schools and school district regarding their student's parent's utilizing private Coronado Community streets. We have received responses (enclosed) from the Principals at both schools outlining the steps they are taking to address the issue.

G. Status of wrought iron painting through the entire complex

The Board discussed the status of the wrought iron painting project. As of this date, fourteen (14) houses still have foliage. Cityscape was posting notices to these units to clear it by September 29th to be painted by October 2nd. Hearing notices shall be sent to those who do not comply.

H. Repipe Pool Building (Includes shower and pump room)

The Board discussed the plumbing lines at the pool building. Repipe 1 is scheduling this work for November 1st and shall address new shower heads, valves and tile replacement during that time.


NEXT MEETING


The next meeting will be held on Monday, December 11, 2017 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

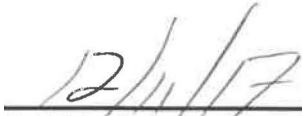
There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 6:40 P.M.


ATTEST:



SIGNATURE


SIGNATURE



DATE ;


DATE