

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 9, 2023**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on October 9, 2023, at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present

Ray Scruggs	President
Debbie Logan	Treasurer
Bob Zoller	Secretary

Directors Absent

Erick Bryner	Vice President
Frank Parrish	Member at Large

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
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CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 7:00 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on October 9, 2023, to hold hearings for non-compliance issues, legal matters, delinquency matters, contractual and personnel issues as permitted by California Civil Code.

HOMEOWNER FORUM

There were no homeowners in attendance during Open Forum

MINUTES

A MOTION WAS DULY MADE, SECONDED, AND CARRIED to approve the August 14, 2023 General Session Meeting Minutes, as presented.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the periods ending August 31, 2023 and September 30, 2023.

CD Maturing

Board Member Debbie Logan provided direction to Lynn Wealth Management to invest \$150,000.00 into a CD with a term of three months; \$300,000.00 into a CD with a term of one month; and \$100,000.00 into a CD with a term of three months.

Draft Audit

It was the general consent of the Board of Directors to approve the draft audit submitted by VanDerPol & Company.

PROPOSALS

Ratifications

It was the general consent of the Board of Directors to ratify approvals of the following proposals:

1. Comet Lighting – 77 Carlsbad lighting repairs - \$275.00
2. Comet Lighting – 109 Coronado lighting repairs - \$275.00
3. Comet Lighting – Monument lighting replacement - \$425.00
4. Concrete Hazard Solutions – 48 Breakers concrete crack repair - \$450.00
5. La Cresta Backflow – Backflow repairs - \$1,249.00
6. Pilot Painting – Wood Repair CO #6 - \$9,850.00
7. Jim Murray Roofing – 7 Breakers water test - \$795.00
8. Jim Murray Roofing – 7 Breakers roof repairs - \$7,295.00
9. Jim Murray Roofing – 22 Breakers roof repairs - \$5,995.00
10. Jim Murray Roofing – 79 Coronado roof repairs - \$7,200.00
11. Jim Murray Roofing – Roof Maintenance repairs
12. Pilot Painting – Wood Repair CO #8 - \$13,500.00

Proposal – Concrete Hazard Solutions

The Board of Directors reviewed a proposal submitted by Concrete Hazard Solutions for crack fill repairs at 22 Breakers, with option of full concrete removal and replacement. It was the general consent of the Board of Directors to approve the proposal for full concrete removal and replacement, in the amount of \$5,450.00.

Proposal – Partners Plumbing

The Board of Directors reviewed a proposal submitted by Partners Plumbing to perform a community wide water pressure regulator inspection. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,850.00.

Proposals – Villa Park Landscape

The Board of Directors reviewed a proposal submitted by Villa Park Landscape with various plantings. It was the general consent of the Board of Directors to only approve plantings at 22 Breakers where the tree was removed, in the amount of \$590.00.

Proposal – Great Scott Tree Care

The Board of Directors reviewed proposals submitted by Great Scott Tree Care for either tree trimming option or tree removal option, for trees impeding into the apartments community. It was the general consent of the Board of Directors to approve to remove the trees, in the amount of \$10,075.00.

ADMINISTRATIVE ACTIONS

Nordic Acquisition

The Board of Directors reviewed correspondence submitted by Nordic Security regarding merge with Allied Universal. No action was required.

Farmers Insurance Refund

The Board of Directors reviewed an insurance check refund submitted by Farmers Insurance, issued due to the water damage deductible increase. No action was required.

77 Carlsbad – Doggie Bag Complaints

The Board of Directors reviewed correspondence submitted by 77 Carlsbad regarding doggie bags thrown in grass areas and request to install a trash can. It was the general consent of the Board of Directors to deny the request.

ADMINISTRATIVE ACTIONS – continued

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Management to obtain proposals for reserve study preparation and inspector of elections.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Tuesday, October 9, 2023 at 6:30 p.m., to be held at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn the general session at 7:30 p.m.

ATTEST:

Signature

Date

Signature

Date