

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
OCTOBER 10, 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 October 10, 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 7:00 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, October 10, 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 September 12, 2016 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED the Board approved the August 31, 2016 financial report.

Lien Approvals

A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the placement of a lien for the following delinquent homeowners: APN 937-987-69.

MANAGEMENT REPORT AND AGENDA ITEMS

Wrought Iron Fence Repairs/Repainting

Management obtained and presented two bids from 1st street painting and Cityscape to have the communities wrought iron fences repaired and painted.

1 st Street Painting in the amount of	\$29,620.00	attend at 7:00 pm
Cityscape, Inc. in the amount of	\$53,760.00	attend at 7:15 pm

The Board elected to table a decision until each company can provide a revised proposal to include full primer under the paint coat and an estimate of wrought iron repairs that will be necessary.

Request to review school traffic through the community

Alex Gill Gerard residing at 11 Coronado Cay requested to attend the Board Meeting to discuss options of different gates that can be installed to prevent vehicles trying to cut through the community to get their children to the school adjacent to the community. The homeowner was not in attendance. The Board has already researched trying to add a gate at the entrances and they do not have the proper turning radius to meet fire code.

26 Carlsbad Lane- Cesi Pagano-Request for review of parking permit application that was denied.

The homeowner will be attending the Board Meeting to discuss the denial of his parking permit application for the truck that has a rack on top. After careful review, A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to continue to deny the parking permit request.

96 Breakers-Alex Deshazer-Request for review of parking permit application that was denied.

Homeowner requested the Board re-review the denial of his parking permit application because his jeep will not fit in the garage because of the height. The storage in the garage can be moved, however, the jeep does not fit. A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the requested parking permit due to the fact that the vehicle will not fit in the garage of this particular unit.

Corrected Audit Draft

A corrected version has been provided for Board review. A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the Audit Draft as presented.

Aquatrends proposal to install a chemical controller for Title 22 daily monitoring

A proposal was provided by Aquatrends pool maintenance company to install on the pool and spa each a chemical controller in the amount of \$9,627.78. A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to have management get opinions on whether or not the new chemical testing equipment Aquatrends is recommending to aid for the new Title 22 law requiring daily chemical testing.

Bid to lock and unlock pool gates nightly

Complaints has been received during the summer of people using the pool after curfew hours disturbing people trying to sleep. A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to deny paying an additional \$500 per month for Nordic Security to lock and unlock the gates and have management get bids for Shepherds hooks around pool fencing.

Emergency Repair – Water Leaks

Management informed the Board that there were no water leaks noted for the month of October. This information has been included for information only, no action required.

NEXT MEETING

The next Board of Directors meeting will be held on Monday, November 14, 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 7:43 p.m.

ATTEST:

SIGNATURE

SIGNATURE

DATE

DATE

