

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
October 11, 2021.**

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 and teleconference on October 11, 2021.

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.
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CALL TO ORDER

A quorum was present, and the meeting was called to order 6:14 P.M. by President, Ray Scruggs.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session October 11, 2021, prior to the Regular Session to discuss delinquencies, hold hearings for non-compliance matters, contractual, delinquencies as permitted by California law.

HOMEOWNER FORUM

No homeowners were in attendance during the Homeowner Forum discussion.

REGULAR SESSION MINUTES

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from August 8, 2021 Regular Session Meeting.

MANAGEMENT FINANCIAL REPORT

Management Financial Report

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve accepting the September 30, 2021 Financial Statement.

Lien Approval:

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

None

Foreclosure

APN

None

MANAGEMENT FINANCIAL REPORT – continued

Bad Debt Write off:

None

BOARD DISCUSSION MANGEMENT REPORT:

Insurance Renewal

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED, to approve the insurance renewal with an annual premium of \$44,737.00.

Proposal – Asphalt Repairs

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to Ben’s Asphalt to repair the asphalt throughout the community once the discount is given for the materials.

Proposal - Overseeding:

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve Villa Park Landscape to overseed throughout the community for a total cost of \$840.00.

NEXT MEETING

The next meeting will be held December 14, 2021 at the community pool with Executive Session beginning at 6:00 P.m. and Regular Session to begin at 6:30 P.M.

ADJOURN

There being no further business to come before the Board at this time, the Regular Session meeting was adjourned at 6:35 P.M.

ATTEST:

Signature

Date

Signature

Date

1/31/22

1/31/22