

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION MEETING MINUTES
OCTOBER 14, 2019**

NOTICE OF MEETING

Upon due notice given and received, an executive session meeting of the Board of Directors of the Coronado Homeowners Association was held on October 14, 2019 at the garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

DIRECTORS PRESENT:

Ray Scruggs	President
Frank Parrish	Secretary (via telephone)
Debbie Logan	Treasurer

ABSENT

Erick Bryner	Member at Large
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OTHERS PRESENT:

Beverly Allen	Total Property Management, Inc.
Lauren Swiderski	Total Property Management, Inc.

CALL TO ORDER

A quorum was present, and the meeting was called to order at 6:00 P.M. by President, Ray Scruggs.

EXECUTIVE SESSION MINUTES

A MOTION MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the minutes from the August 12, 2019 Executive Session Meeting.

NON-COMPLIANCE MATTERS/HEARINGS

23 Coronado Cay – Hearing Notice

The Board of Directors reviewed a Hearing Notice sent to 23 Coronado Cay regarding the rusty satellite dish that needs to be removed. The homeowner was not in attendance. A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve to fine the homeowner, in the amount of \$300.00.

6 Carlsbad Lane – Hearing Notice

The Board of Directors reviewed a Hearing Notice sent to 6 Carlsbad Lane regarding holiday lights on the balcony. A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED not to fine the homeowner at this time.

44 Breakers Lane – Hearing Notice

The Board of Directors reviewed a Hearing Notice sent to 44 Breakers Lane regarding holiday lights around the front door and a black pot hanging over the patio wall. The homeowner responded that the black pot belongs to their neighbor and the holiday lights were removed. No action was required.

89 Breakers Lane – Hearing Notice

The Board of Directors reviewed Hearing Notices sent to 89 Breakers Lane regarding holiday lights on the balcony and the Palm tree in the patio that needs to be trimmed. The holiday lights have not been removed but the Palm tree has been trimmed. A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED not to fine the homeowner at this time.

19 Carlsbad Lane – Violation Dispute Correspondence

The Board of Directors reviewed correspondence submitted by 19 Carlsbad Lane disputing a violation received regarding their barking dog. The homeowner states they have installed surveillance to watch their dogs and they rarely bark. No action was required.

11 Coronado Cay – Barking Dog Complaint

The Board of Directors reviewed correspondence submitted by 11 Coronado Cay in response to the action the Board of Directors took regarding the barking dog hearing for 15 Coronado Cay. They expressed that they were not happy with the outcome and threatened legal action. Management was directed to inform the owner to continue to contact Animal Control, should they feel this issue is not resolved.

LEGAL

AQMD Rule 1403

The Board of Directors reviewed correspondence submitted by ServiceFirst Restoration regarding AQMD rules, which states that all building materials must be tested for asbestos regardless of what year the building was built, since asbestos is still being used in current building materials.

DELINQUENCES

Resolution to Lien

The Board of Directors reviewed account ledgers for APN #937-987-64, APN #937-987-46, APN #937-989-37, that qualify for a lien. Action to be taken in General Session.

Zakay Law Group (Anne Johnson)

The Board reviewed the Monthly Collection Status Letter for APN #937-989-44, submitted by Zakay Law Group. The property was sold in auction and assessments will be received from new owner as of the sale date.

NEXT MEETING

The next meeting date is to be determined.

ADJOURN

There being no further business to come before the Board at this time, the executive session meeting was adjourned at 6:25 P.M.

ATTEST:

SIGNATURE

DATE

SIGNATURE

DATE