

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 11, 2023**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on December 11, 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 6:23 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on December 11, 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 October 9, 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 September 30, 2023 and October 31, 2023. The November 30, 2023 Financial Statements were table for further review.

Lien Authorization

It was the general consent of the Board of Directors to approve the Lien Authorization for APN #937-988-93.

Valley National Bank

The Board of Directors reviewed correspondence submitted by Valley National Bank regarding approximate information to obtain a loan for the roof project. It was the general consent of the Board of Directors to revisit this in 9 months.

PROPOSALS

Ratifications

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

1. Accurate Termite – 89 Coronado Cay termite treatment - \$465.00
2. A-Z Property Services – 79 Coronado Cay interior repairs due to roof leak - \$1,024.66
3. A-Z Property Services – 75 Carlsbad drywall inspection due to roof leak - \$1,131.37
4. Comet Lighting – 72 Carlsbad lighting repairs - \$250.00
5. Comet Lighting – 83 Breakers lighting repairs - \$250.00
6. Comet Lighting – Pool Light repairs/replacements - \$990.00
7. Comet Lighting – 23-33 Breakers lighting repairs - \$250.00
8. Jim Murray Roofing – 75 Carlsbad roof repairs - \$5,195.00
9. Pilot Painting – Wood Repairs CO #9 - \$22,590.00
10. Pilot Painting – Wood Repairs CO #10 - \$16,130.00
11. Prendiville Insurance – Insurance Renewal \$61,715.00

Contract Rate Increase – Aquatrends

The Board of Directors reviewed correspondence submitted by Aquatrends regarding 2024 contract rate increase. It was the general consent of the Board of Directors to approve the increase from \$7,975.00/annually to \$8,454.00/annually.

Proposals – 45 Breakers Gutter Issue

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing to replace the gutter at 45 Breakers. It was the general consent of the Board of Directors to table, pending receipt of an additional proposal from Professional Craftsmen. Management was directed to approve the less expensive bid.

Proposal – Jim Murray Roofing – 79 Coronado Gutter Issue

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing to replace a section of gutter at 79 Coronado. A previous bid for repairs was already completed but did not resolve the issue. Therefore, Jim Murray Roofing is providing a credit for the previous repairs. It was the general consent of the Board of Directors to approve the proposal, with an additional cost in the amount of \$1,830.00.

Proposal – Jim Murray Roofing – 111 Coronado T-top Screens

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing to install T-top screens to the vents on the roof, in response to the homeowners complaint regarding rodents. It was the general consent of the Board of Directors to deny the proposal. Management was directed to have Accurate Termite Pest Control verify there is sufficient bait station coverage in the area.

Proposals – Villa Park Landscape

It was the general consent fo the Board of Directors, to approve the following proposals submitted by Villa Park Landscape'

1. Various plantings - \$2,570.00
2. 44 Carlsbad – plant removal/replacement - \$425.00
3. October Walk Items - \$1,297.50

Proposals – SB326 Deck Inspections.

The Board of Directors reviewed proposals submitted by SoCal Deck Inspections and A7 Group to perform deck inspections required by SB326. It was the general consent of the Board of Directors to approve the proposal submitted by A7 Group, in the amount of \$26,525.00, but to wait to schedule until May 2024.

PROPOSALS – continued

Proposals – Roof Replacement

The Board of Directors reviewed proposals submitted by BRS Roofing and Jim Murray Roofing for roof replacement. It was the general consent of the Board of Directors to table the proposals and see how roof leaks go this winter.

Proposal – Professional Craftsmen – Mailbox Placard Replacements

The Board of Directors reviewed a proposal submitted by Professional Craftsmen to replace the mailbox placards. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$2,950.00.

Proposal – Partners Plumbing – Pressure Regulator Inspection

The Board of Directors reviewed correspondence submitted by Partners Plumbing that there were no accessible pressure regulators to inspect on Breakers. They provided a list of inspected unit and a proposal to replace four bad pressure regulators. Management was directed to go through the list to verify if any units were missed and inquire if adjustments were made for units over 80 psi. Following their confirmation, Management was directed to provide approval to replace the four pressure regulators, in the amount of \$1,605.12.

ADMINISTRATIVE ACTIONS

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. No action was required.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Monday, February 26, 2024 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 6:50 p.m.

ATTEST:

Signature

Date

Signature

Date