

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 10, 2025**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on February 10, 2025 2024, at the garage of 49 Coronado Cay.

**ATTENDANCE**

**Directors Present**

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer
Melissa Stevens	Member at Large

**Directors Absent**

Bob Zoller	Secretary
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**Others Present**

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
5 Homeowners	

**CALL TO ORDER**

A quorum was present and Management called the General Session Meeting to order at 6:15 pm.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session on December 9, 2024, 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 5 homeowners in attendance during Open Forum to observe and ask questions about the roof replacement project and parking permits.

**MINUTES**

It was the general consent of the Board of Directors to table the Minutes from the December 9, 2024 General Session Meeting, pending corrections.

**FINANCIAL**

**Financial Statements**

It was the general consent of the Board of Directors to approve the Financial Statements for the period ending November 30, 2024 and December 31, 2024 and table review of the Financial Statements from January 31, 2025.

**Ratification – Foreclosure**

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property referenced by APN #937-989-37.

**Lien Authorizations**

It was the general consent of the Board of Directors to approve Lien Authorizations for APN #937-98-761 and APN #937-988-98.

## **PROPOSALS**

### **Ratifications**

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

1. All Star Rain Gutters – 5 Carlsbad gutter repair - \$365.00
2. Beach Cities Roofing – Aventine Apartments chimney cap replacement - \$4,269.00
3. Beach Cities Roofing – 43-61 Coronado Cay Roof Replacement - \$115,108.00
4. Beach Cities Roofing – 63-87 Coronado Cay Roof Replacement - \$115,108.00
5. MCC Construction – 71 Carlsbad gate latch repairs - \$495.00
6. MCC Construction – 33 Breakers gate latch repairs - \$495.00
7. Pilot Painting – Miscellaneous Repairs - \$34,100.00
8. Great Scott Tree Care – Emergency Tree Removal - \$8,190.00

### **Proposal – Beach Cities Roofing – 89-111 Coronado Cay Roof Replacement**

The Board of Directors reviewed a proposal submitted by Beach Cities Roofing to replace the roof at 89-111 Coronado Cay. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$115,108.00.

### **Proposals – 107 Breakers Gate Repairs**

The Board of Directors reviewed proposals submitted by Humburg & Associates and MCC Construction for gate repairs at 107 Breakers. No action was required as there are no repairs needed.

### **Proposal – Humburg & Associates – 95 Coronado**

The Board of Directors reviewed a proposal submitted by Humburg & Associates for awning repairs at 95 Coronado. It was the general consent of the Board of Directors to deny the proposal, as no repairs are needed. The awning is not detached and will blow around during high winds.

### **Proposal – Above All Awnings**

The Board of Directors reviewed a proposal for awning replacement submitted by Above All Awnings. It was the general consent of the Board of Directors to table the proposal. Management was directed to obtain additional proposals.

### **Proposals – Tree Removals**

The Board of Directors reviewed proposals submitted by Great Scott Tree Care and Villa Park Landscape for tree removals along Pacific Park. It was the general consent of the Board of Directors to approve the proposal submitted by Great Scott Tree Care, in the amount of \$9,950.00.

### **Proposals – Tree Trimming**

The Board of Directors reviewed proposals submitted by Great Scott Tree Care and Villa Park Landscape for tree removals along Pacific Park. It was the general consent of the Board of Directors to table the proposals for tree trimming.

### **Proposal – Villa Park Landscape**

The Board of Directors reviewed a proposal submitted by Villa Park Landscape to trim the trees on the slope near 115 & 117 Breakers. It was the general consent of the Board of Directors to table the proposal. Management was directed to request an additional proposal from Great Scott Tree Care.

### **Proposal – Villa Park Landscape**

The Board of Directors reviewed a proposal submitted by Villa Park Landscape to remove a leaning tree near 17 Coronado Cay and replant the area. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,182.50.

**PROPOSALS – continued**

**Proposals – Audit & Tax Preparation**

The Board of Directors reviewed proposals submitted by Owens, Moskowitz & Associates and VanDerPol & Company for tax and audit preparation. It was the general consent of the Board of Directors to approve the proposal submitted by VanDerPol & Company, in the amount of \$1,325.00.

**Proposals – Annual Termite Treatment**

The Board of Directors reviewed proposals submitted by Accurate Termite, Elite Pest Management and Angelo Termite for annual termite control. It was the general consent of the Board of Directors to approve the proposal submitted by Accurate Termite, for exterior treatment only, in the amount of \$17,475.00.

**ADMINISTRATIVE ACTIONS**

**Aventine Apartments**

The Board of Directors reviewed correspondence between Management and Aventine Apartments regarding chimney cap damage from an Association tree branch that fell on their roof. No action was required.

**Patrol Masters**

The Board of Directors reviewed correspondence sent to Patrol Masters notifying them not to enforce vehicles parked in the cul-de-sac at the end of Coronado Cay. No action was required.

**85 Carlsbad – Home Inspection Report**

The Board of Directors reviewed correspondence submitted by 85 Carlsbad regarding a home inspection report noting a framing beam in the attic that needs to be repaired and wiring at the circuit breaker. Management was directed to inform the owner that we are in the process of obtaining proposals for attic framing repairs, but the electrical repair is the owner’s responsibility.

**51 Breakers – Leaning Tree**

The Board of Directors reviewed correspondence submitted by 51 Breakers regarding the leaning tree in the Association pot in the courtyard. The tree has been removed, and Management will walk with Villa Park Landscape to inspect all planters on the next property inspection

**Annual Calendar Review**

The Board of Directors reviewed the Annual Calendar. Management to begin draft budget.

**NEXT MEETING**

The next scheduled Board of Directors meeting will be held on Tuesday, April 14, 2025 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 7:15 p.m.

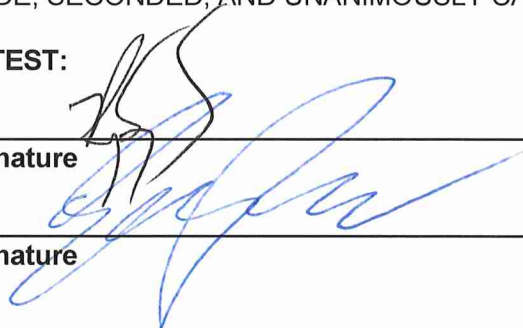
ATTEST:

Signature

Signature

Date

Date



4/14/25  
4/14/25