

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 26, 2024**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on February 26, 2024, 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.
Four Homeowners	

CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:33 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on February 26, 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 four homeowners in attendance during Open Forum to observe, see the results of the Annual Meeting and to discuss monthly assessments.

MINUTES

A MOTION WAS DULY MADE, SECONDED, AND CARRIED to approve the December 11, 2024 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 November 30, 2023 and December 31, 2023. The January 31, 2024 Financial Statements were tabled for further review.

PROPOSALS

Ratifications

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

1. Aquatrends – Pool Filter leak repair - \$267.12
2. Comet Lighting – 62 Carlsbad light repair - \$250.00
3. Comet Lighting – 39 Coronado light repair - \$250.00.
4. All Star Rain Gutters – 45 Breakers & 90 Carlsbad gutter repairs - \$1,200.00
5. Accurate Termite – 43 Coronado Cay termite treatment - \$495.00
6. A-Z Property Services – 5 Coronado Cay interior repairs due to roof leak - \$1,234.56
7. A-Z Property Services – 75 Carlsbad interior repairs due to roof leak - \$1,905.36
8. MCC Construction – 8 Carlsbad mold remediation - \$3,395.00
9. Jim Murray Roofing – 9 Breaker water test - \$695.00
10. Jim Murray Roofing – 32 Breakers water test - \$795.00
11. Jim Murray Roofing – 8 Carlsbad roof repairs - \$6,995.00
12. Jim Murray Roofing – 33 Carlsbad roof repairs - \$6,295.00
13. Jim Murray Roofing – 38 Carlsbad roof repairs - \$4,295.00
14. Jim Murray Roofing – 44 Carlsbad roof repairs - \$5,295.00
15. Jim Murray Roofing – 46 Carlsbad roof repairs - \$2,100.00
16. Jim Murray Roofing – 96 Carlsbad water test - \$695.00

Proposal – Jim Murray Roofing – 68 Carlsbad Roof Repairs

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing for roof repairs at 68 Carlsbad, in the amount of \$10,800.00. It was the general consent of the Board of Directors to table the proposal. Management was directed to question the leaks and repairs, as there is water intrusion in the downstairs dining room ceiling, which is below a bathroom, and need to verify if this is a possible plumbing issues.

Contract Rate Increase – Comet Lighting

The Board of Directors reviewed correspondence submitted by Comet Lighting regarding 2024 contract rate increase. It was the general consent of the Board of Directors to approve the increase from \$95.00 per month, to \$105.00 per month plus \$15.00 fuel surcharge fee.

Contract Rate Increase – Personal Touch Cleaning

The Board of Directors reviewed correspondence submitted by Personal Touch Cleaning regarding 2024 contract rate increase. It was the general consent of the Board of Directors to approve the increase of an additional annual cost of \$42.00.

Proposal – Personal Touch Cleaning – Deep Cleaning

The Board of Directors reviewed a proposal submitted by Personal Touch Cleaning for deep cleaning at the pool area. It was the general consent of the Board of Directors to deny the proposal.

Proposal – VanDerPol & Company

The Board of Directors reviewed a proposal submitted by VanDerPol and Company for audit and tax preparation. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,225.00.

Proposal – All Star Rain Gutters – 18 Breakers

The Board of Directors reviewed a proposal submitted by All Star Rain Gutters regarding gutter repairs at 18 Breakers. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$475.00.

PROPOSALS – continued

Proposals – 98 Breakers Gutter Repairs

The Board of Directors reviewed proposals submitted by All Star Rain Gutters and Professional Craftsmen for gutter repairs at 98 Breakers. It was the general consent of the Board of Directors to approve the proposal submitted by All Star Rain Gutters, in the amount of \$365.00.

Proposals – 9 Carlsbad Gutter Repairs

The Board of Directors reviewed proposals submitted by All Star Rain Gutters, Jim Murray Roofing and A-Z Property Services for gutter repairs at 9 Carlsbad. It was the general consent of the Board of Directors to approve the proposal submitted by All Star Rain Gutters, in the amount of \$395.00.

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. Tree Removal at 16 Breakers - \$850.00
2. Tree Removal at 49 Breakers - \$405.00

ADMINISTRATIVE ACTIONS

CR&R Trash Layout Discussion

The Board of Directors held a discussion regarding the trash layout and request from CR&R to line bins in a straight line. It was the general consent of the Board of Directors that there is no solution on the Association's part, this is the responsibility of CR&R to create a solution, that does not involve losing parking spaces.

12 Breakers – Reimbursement Request

The Board of Directors reviewed correspondence submitted by 12 Breakers requesting electric bill reimbursement due to increase from fans used during water damage restoration. It was the general consent of the Board of Directors to deny the request, as the owner can submit for reimbursement through their own personal homeowner's insurance.

3 Coronado Cay – Tree Donation

The Board of Directors reviewed correspondence submitted by 3 Coronado Cay offering to donate a Pine tree to the association. It was the general consent of the Board of Directors to deny the offer.

Annual Calendar Review

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

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Monday, April 8, 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 7:35 p.m.

ATTEST:

Bob Zoller
Bob Zoller (Apr 10, 2024 11:34 PDT)

Signature

Erick Bryner
Erick Bryner (Apr 10, 2024 13:21 PDT)

Signature

Apr 10, 2024

Date

Apr 10, 2024

Date