

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 8, 2024**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on April 8, 2024, via Zoom.

ATTENDANCE

Directors Present

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer
Bob Zoller	Secretary

Directors Absent

Melissa Stevens	Member at Large
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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 6:12 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on April 8, 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 no homeowners in attendance during Open Forum.

MINUTES

A motion was made by Bob Zoller and seconded by Debbie Logan to approve the Minutes from the February 26, 2024 General Session Meeting. Ray Scruggs approved; Erick Bryner abstained. The motion carried 3-0-1.

A motion was made by Bob Zoller and seconded by Debbie Logan to approve the Minutes from the February 26, 2024 No Quorum Annual Meeting. Ray Scruggs approved; Erick Bryner abstained. The motion carried 3-0-1.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the periods ending January 31, 2024 and February 29, 2024.

CD Maturity

It was the general consent of the Board of Directors to roll the CD that matures on April 30, 2024, in the amount of \$175,000.00 for a 6-month term and table all other CD movements.

Lien Authorizations

It was the general consent of the Board of Directors to approve the Lien Authorization for APN #937-987-23.

FINANCIAL – continued

Draft Budget

The Board of Directors reviewed the draft budget presented with a 20% increase due to the need to perform community wide roof replacement. It was the general consent of the Board of Directors to increase assessments by 20%, in the amount of \$480.00 per month, per unit.

PROPOSALS

Ratifications

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

1. Accurate Termite – 60 Carlsbad termite treatment - \$435.00
2. Aquatrends – Pool heater burner replacement - \$981.84
3. A-Z Property Services – 12 Breakers interior repairs from fire sprinkler leak - \$2,394.19
4. A-Z Property Services – 96 Carlsbad interior repairs from roof leak - \$5,734.28
5. Humburg & Associates – 8 Carlsbad sealing awning anchors - \$727.00
6. Jim Murray Roofing – 8 Carlsbad water test - \$795.00
7. Jim Murray Roofing – 9 Breakers roof repairs - \$3,300.00
8. Jim Murray Roofing – 43 Carlsbad water test - \$795.00
9. Jim Murray Roofing – 38 Carlsbad 2nd roof leak repairs - \$5,395.00
10. MCC Construction – 8 Carlsbad interior repairs from roof leak & awning leak - \$2,250.00
11. Comet Lighting – Entry flood light repairs - \$990.00

Proposal – Accurate Voting Services

The Board of Directors reviewed a proposal submitted by Accurate Voting Services for 2025 Inspector of Election Services. It was the general consent of the Board of Directors to approve the proposal.

Proposal – Mobile Fire Extinguisher

The Board of Directors reviewed a proposal submitted by Mobile Fire Extinguisher for Annual Fire Extinguisher Service. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$2,006.79. Management to remind them of the glass replacement at 4 Carlsbad.

Proposal – All Star Rain Gutters

The Board of Directors reviewed a proposal submitted by All Star Rain Gutters for additional gutter repairs at 9 Carlsbad Lane. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$345.00.

Proposals – Palm Tree Trimming

The Board of Directors reviewed proposals submitted by Villa Park Landscape, Great Scott Tree Care and California Arbor Care for Palm Tree Trimming. It was the general consent of the Board of Directors to approve the proposal submitted by Great Scott Tree Care, in the amount of \$4,550.00.

Proposals – Villa Park Landscape

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for March Walk Items. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$562.20.

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for community wide mulch installation. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$10,800.00.

PROPOSALS – continued

Proposal – Jim Murray Roofing

The Board of Directors reviewed a proposal submitted by Jim Murray Roofing for additional roof repairs at 9 Breakers Lane. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$2,400.00.

Proposals – 38 Carlsbad Mold Remediation

The Board of Directors reviewed a proposal submitted by A-Z Property Services for restoration at 38 Carlsbad Lane. A proposal from MCC Construction is pending. It was the general consent of the Board of Directors to direct Management to approve the less expensive proposal, once all bids are received.

Proposals – Comet Lighting

It was the general consent to the Board of Directors, to approve the following proposals submitted by Comet Lighting:

1. Monument lighting repairs - \$750.00
2. Replacement of 5 flood lights outside of pool area - \$1,250.00

ADMINISTRATIVE ACTIONS

12 Breakers – Reimbursement Request

The Board of Directors reviewed resubmitted 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 again deny the request.

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, June 10, 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 7:00 p.m.

ATTEST:

Signature

Signature

Date

Date

6/10/2024

6/10/24