

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 14, 2025**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on April 14, 2025 2024, at the garage of 49 Coronado Cay.

ATTENDANCE

Directors Present

Ray Scruggs	President
Erick Bryner	Vice President
Debbie Logan	Treasurer
Julie Isen	Member at Large

Directors Absent

Melissa Stevens	Secretary
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Others Present

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

CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:20 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on April 14, 2025, 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 2 homeowners in attendance during Open Forum to observe and ask questions about the roof replacement project costs and assessment increases and notifications to community not being sufficient.

MINUTES

It was the general consent of the Board of Directors to approve Minutes, as follows:

1. March 21, 2024 Adjourned Annual Meeting Minutes
2. December 9, 2024 General Session Meeting Minutes
3. February 10, 2025 No Quorum Annual Meeting Minutes
4. February 10, 2025 General Session Meeting Minutes

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the period ending January 31, 2025 through March 31, 2025.

CD Maturity

The Board of Directors reviewed CD Maturity direction submitted by Board Member Debbie Logan to Lynn Wealth Management, as follows:

1. Purchase of a CD in the amount of \$300,000.00 for a 3 month term
2. Purchase of a CD in the amount of \$150,000.00 for a 6 month term
3. Purchase of a CD in the amount of \$100,000.00 for a 3 month term
4. Purchase of a CD in the amount of \$150,000.00 for a 6 month term

FINANCIALS – continued

Lien Authorizations

It was the general consent of the Board of Directors to approve Lien Authorizations for APN #937-98-740 and APN #937-988-44.

Draft Budget Review

The Board of Directors reviewed the draft budget presented by Management with a 4.79% increase in assessments. It was the general consent of the Board of Directors to increase assessments 10% and add the difference in funds to the Roof Reserve.

New Signature Cards

Management to request First Citizens Bank and Lynn Wealth Management send new signature cards to all Board Members.

PROPOSALS

Ratifications

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

1. Beach Cities Roofing – 22 Carlsbad skylight replacement - \$1,150.00
2. Beach Cities Roofing – 59 Carlsbad skylight replacement - \$1,150.00
3. Beach Cities Roofing – 57-81 Carlsbad Roof Replacement - \$115,108.00
4. Best Pools – Pool fill valve replacement - \$392.00
5. Best Pools – Spa jet pump repairs - \$2,100.84
6. MCC Construction – 85 Carlsbad attic framing repairs - \$695.00
7. Partners Plumbing – Men’s Restroom pressure regulator replacement - \$465.03
8. Pilot Painting – 113 Breakers wood repairs - \$980.00
9. Beach Cities Roofing – 43-61 Coronado Cay – Wood Change Order - \$616.00
10. Best Pools – Spa flow meter replacement - \$416.66

Proposal – Accurate Voting – 2025 Inspector of Elections

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 – Personal Touch Cleaning – Spring Cleaning

The Board of Directors reviewed a proposal submitted by Personal Touch Cleaning for various spring-cleaning items at the pool area. It was the general consent of the Board of Directors to only approve pool deck cleaning and bathroom floor cleaning, in the amount of \$1,690.00.

Proposal – Mobile Fire Extinguisher – Annual Fire Extinguisher Service

The Board of Directors reviewed a proposal submitted by Mobile Fire Extinguisher to perform the annual fire extinguisher service. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$2,243.75.

Proposal – MCC Construction – 59 Carlsbad Interior Repairs

The Board of Directors reviewed a proposal submitted by MCC Construction for interior repairs due to a roof leak. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,6500.00, pending roof replacement to be completed first.

Proposal – Humburg & Associates – 51 Coronado Cay Gate Repair

The Board of Directors reviewed a proposal submitted by Humburg & Associates for gate repairs at 51 Coronado Cay. It was the general consent of the Board of Directors to table the proposal pending receipt of an additional proposal.

PROPOSALS – continued

Proposals – Villa Park Landscape

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for March walk items to replant Association pots in the garage courtyards. It was the general consent of the Board of Directors to deny the proposal and leave them as is.

The Board of Directors reviewed a proposal submitted by Villa Park Landscape to install mulch throughout the community. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$11,700.00.

Proposals – Awning Replacement

The Board of Directors reviewed proposals submitted by Above All Awnings, All American Awnings and US Awnings for community wide awning replacement. It was the general consent of the Board of Directors to table this project and re-review next year.

Proposals – Tree Trimming

The Board of Directors reviewed proposals submitted by Villa Park Landscape and Great Scott Tree Care. It was the general consent of the Board of Directors to table the proposals, pending an additional proposal from California Arbor Care.

ADMINISTRATIVE ACTIONS

88 Carlsbad – Reimbursement Request

The Board of Directors reviewed correspondence submitted by 88 Carlsbad requesting reimbursement for costs of supplies for interior rodent treatment. It was the general consent of the Board of Directors to deny the request, as interior rodent treatment is homeowner responsibility.

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 Tuesday, June 9, 2025 at 6:30 p.m., to be held at Community Pool.

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 7:30 p.m.

ATTEST:

Signature

Signature

6/9/25

Date

6/9/25

Date