

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 10, 2024**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 10, 2024, via Zoom.

ATTENDANCE

Directors Present

Erick Bryner	Vice President
Debbie Logan	Treasurer
Bob Zoller	Secretary
Melissa Stevens	Member at Large

Directors Absent

Ray Scruggs	President
-------------	-----------

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
------------------	---

CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:47 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on June 10, 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

It was the general consent of the Board of Directors to approve the Minutes from the April 8, 2024 General Session Meeting.

It was the general consent of the Board of Directors to approve the Minutes from the April 8, 2024 Organizational Meeting.

It was the general consent of the Board of Directors to approve the Minutes from the May 8, 2023 Adjourned Annual Meeting.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the periods ending March 31, 2024, April 30, 2024 and May 31, 2024.

Lien Authorizations

It was the general consent of the Board of Directors to approve the Lien Authorization for APN #937-989-37.

PROPOSALS

Ratifications

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

1. Aquatrends – Spa Circulation Drive Replacement - \$1,725.00
2. Aquatrends – Repair pool heater plumbing leak - \$275.00
3. Accurate Termite – 10 Carlsbad gopher treatment
4. All Star Rain Gutters – 66 Breakers gutter repairs - \$425.00
5. A-Z Property Services – 9 Breakers mold remediation - \$2,647.65
6. A-Z Property Services – 9 Breakers additional mold remediation - \$1,889.79
7. A-Z Property Services – 38 Carlsbad mold remediation - \$3,771.39
8. A-Z Property Services – 38 Carlsbad interior repairs - \$4,129.00
9. A-Z Property Services – 8 Carlsbad interior repairs - \$3,788.89
10. A-Z Property Services – 9 Breakers interior repairs - \$5,070.98
11. Beach Cities Roofing – 55 Breakers roof repair - \$1,669.00
12. Comet Lighting – 61 Breakers light repairs - \$250.00
13. Comet Lighting – 96 Breakers light repairs - \$250.00
14. Comet Lighting – lighting repairs at pool - \$225.00
15. Comet Lighting – additional light repairs at pool - \$350.00
16. Comet Lighting – 14 Coronado light repairs - \$250.00
17. Comet Lighting – 73 Coronado light repairs - \$250.00

Proposal – Jet Clean – Awning Power Washing

The Board of Directors reviewed a proposal submitted by Jet Clean to power wash the awnings throughout the community. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$4,100.00.

Proposal – Villa Park Landscape – April Walk Items

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for April walk items. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,227.50.

Proposals – Roof Replacement

The Board of Directors reviewed proposals submitted by Beach Cities Roofing and Purpose Roofing for roof replacement at 1-21 Coronado Cay, using composite shingles. It was the general consent of the Board of Directors to table the proposals. Management to verify if both proposals include ridge venting along the entire roof.

ADMINISTRATIVE ACTIONS

A7 Group – SB326 Inspections

The Board of Directors reviewed inspection reports submitted by A7 Group for the SB326 Deck Inspections. The reports showed there are no immediate threats, only minor corrective items to address. Management is working with Pilot Painting to get the corrective items addressed.

71 Breakers – Rodent Concerns

The Board of Directors reviewed correspondence submitted by 71 Breakers regarding a small gap in the patio wall and concern of rodents. Management was directed to inform the homeowner that the walls were purposely built with a gap for movement. Additionally, the association has bait stations. Therefore, no action is necessary.

Annual Calendar Review

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

NEXT MEETING

CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES

June 10, 2024

Page 3 of 3

The next scheduled Board of Directors meeting will be held on Monday, August 12, 2024 at 6:30 p.m., to be held at the Community Pool, 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 7:25 p.m.

ATTEST:

Debbie Logan
Debbie Logan (Aug 19, 2024 15:54 PDT)

Signature

Bob
Bob Zoller (Aug 19, 2024 15:59 PDT)

Signature

Aug 19, 2024

Date

Aug 19, 2024

Date