

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 11, 2025**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 11, 2025, held at the Onsite Community Pool.

ATTENDANCE

Directors Present

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

Directors Absent

None

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 6:21 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on August 11, 2025, to hold hearings for non-compliance issues, legal matters, delinquency matters, and contractual and personnel issues as permitted by California Civil Code.

HOMEOWNER FORUM

There were 2 homeowners in attendance during Open Forum to discuss the courtyards that are always dirty with dirt and leaves, fine waiver request, Patrol Masters App that doesn't work, questions about safelisting.

MINUTES

It was the general consent of the Board of Directors to approve the General Session Meeting Minutes from the Meeting held on June 9, 2025.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the period ending June 30, 2025 and July 31, 2025.

CD Maturity

It was the general consent of the Board of Directors to table review of CD Maturity, pending Board Member Debbie Logan to look at the financials and determine appropriate movements.

PROPOSALS

Ratifications

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

1. Beach Cities Roofing – 2-24 Carlsbad Roof Change Order - \$1,967.40
2. Comet Lighting – Various lighting repairs – NTE \$1,575.00
3. Humburg & Associates – 107 Coronado sidewalk replacement - \$1,357.00
4. MCC Construction – 51 Coronado gate & block wall repairs - \$3,250.00
5. MCC Construction – 30 Carlsbad interior repairs from fire sprinkler leak - \$2,950.00
6. MCC Construction – 53 Breakers mold remediation from fire sprinkler leak - \$3,395.00
7. MCC Construction – 53 Breakers drywall repairs - \$2,695.00
8. Beach Cities Roofing – 63-87 Coronado Cay roof replacement - \$133,708.00

Contract Rate Increase – Patrol Masters

The Board of Directors reviewed contract rate increase correspondence submitted by Patrol Masters. It was the general consent of the Board of Directors to approve the rate increase with the condition that the safelisting app is fixed.

Contract Rate Increase – Villa Park Landscape

The Board of Directors reviewed contract rate increase correspondence submitted by Villa Park Landscape. It was the general consent of the Board of Directors to approve the increase from \$4,950.00/month to \$5,150.00/month beginning January 1, 2026.

Proposal – Comet Lighting – Holiday Lighting

It was the general consent of the Board of Directors to table the proposal submitted by Comet Lighting for Holiday Lighting. Management was directed to obtain additional proposals.

Proposal – Accurate Termite - Gophers

The Board of Directors reviewed a proposal submitted by Accurate Termite for gopher treatment, as the gophers are back. It was the general consent of the Board of Directors to approve the proposal, for a first service cost of \$450.00 and monthly cost of \$225.00.

Proposal – Accurate Termite – Annual Termite Inspection Reports & Wood Repairs

The Board of Directors reviewed the Annual Termite Inspection Reports and proposal for wood repairs submitted by Accurate Termite. It was the general consent of the Board of Directors to deny the proposal.

Proposals – Villa Park Landscape

It was the general consent of the Board of Directors to approve the following proposals submitted by Villa Park Landscape:

1. 48 Carlsbad – tree removal - \$175.00
2. 60 Carlsbad – tree removal - \$175.00
3. 70 Carlsbad – plant installation - \$105.00
4. 71 Coronado – tree removal - \$175.00
5. 105 Breakers – tree removal - \$1,250.00

For the tree removals, Management was directed to see if California Arbor Care can remove for any less and during tree trimming.

Proposal – Villa Park Landscape – Monument Color

The Board of Directors reviewed a proposal submitted by Villa Park Landscape to replace the color at the monuments and pool. It was the general consent of the Board of Directors to deny the proposal. Management was to request a new proposal to replace with a waterwise colored flowering succulent and provide a few options with photos.

ADMINISTRATIVE ACTIONS

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Management to verify date that the next 5-year fire sprinkler certification needs to be completed.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Tuesday, October 13, 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

Date

Date



10/13/25

10/13/25