

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 12, 2024**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 12, 2024, via Zoom.

ATTENDANCE

Directors Present

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

Directors Absent

None

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 7:00 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on August 12, 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 June 10, 2024 General Session Meeting.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the period ending June 30, 2024 and table the Financial Statements for the period ending July 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. A-Z Property Services – Revised approval for interior repairs - \$6,180.66
2. Comet Lighting – 18 Breakers light repairs - \$250.00
3. Comet Lighting – 33 Carlsbad light repair - \$250.00
4. Comet Lighting – 64 Breakers light repair - - \$250.00
5. ML Harmon – Women’s Restrom Counter & Ceiling Repair - \$275.00

PROPOSALS – continued

Proposal – Accurate Termite – 31 Coronado Cay Wood Repairs

The Board of Directors reviewed a proposal submitted by Accurate Termite for wood repairs at 31 Coronado Cay. A proposal is pending from Beach Cities Roofing. It was the general consent of the Board of Directors to table the proposal. Management was directed to request Pilot Painting to address the repairs at no cost or reduced cost, as this should have been completed during community wide project.

Proposals – Pool House Roof Replacement

The Board of Directors reviewed proposals for pool house roof replacement submitted by Beach Cities Roofing, Jim Murray Roofing and BRS Roofing. It was the general consent of the Board of Directors to approve the proposal submitted by Beach Cities Roofing, replacing the existing roof with Fibertite, in the amount of \$12,587.00.

Proposals – Annual Roof Maintenance

The Board of Directors reviewed proposals for Annual Roofing Maintenance submitted by Beach Cities Roofing, Jim Murray Roofing and Purpose Roofing. It was the general consent of the Board of Directors to approve the proposal submitted by Beach Cities Roofing, in the amount of \$9,869.00.

Proposals – Tree Trimming

The Board of Directors reviewed proposals for tree trimming submitted by Great Scott Tree Care and Villa Park Landscape. Management was directed to compare the tree counts and provide approval for whichever company is less expensive.

Proposal – Villa Park Landscape – June Walk Items

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for June walk items. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$790.00.

Proposals – Patrol Service

The Board of Directors reviewed proposals for monthly patrol service submitted by Patrol Masters and Courtesy Patrol Specialists. It was the general consent of the Board of Directors to approve to hire Patrol Masters for monthly patrol, to perform one random inspection nightly between 12:00am – 6:00am. Residents are to be provided with 10 safelists days per unit, not per vehicle. Management was directed to negotiate permit maintenance fee, as management reviews all permits, as well as there will be less than 50 permits issued. It was the general consent of the Board of Directors to provide 30-day termination notice to Allied Universal.

Proposals – Accurate Termite

The Board of Directors reviewed proposals submitted by Accurate Termite for Annual Termite Control. It was the general consent of the Board of Directors to table the proposals. Management was directed to obtain additional proposals for comparison.

ADMINISTRATIVE ACTIONS

68 Breakers Lane – Tow Reimbursement Request

The Board of Directors reviewed correspondence submitted by 68 Breakers Lane, requesting tow reimbursement. The homeowner states that one of the citations was received prior to the date of purchase of the vehicle. It was the general consent of the Board of Directors to table the request. Management was directed to request that the homeowner provides a copy of the vehicle registration.

ADMINISTRATIVE ACTIONS – continued

77 Carlsbad Lane – Noise Complaint

The Board of Directors reviewed correspondence submitted by 77 Carlsbad Lane regarding noise vibrations through the walls caused by the air conditioning unit. Management was directed to inform the owner that the air conditioning unit is original, and they need to have it secured. The association is not going to take any action about the noise vibrations.

83 Coronado Cay – Rodent Concerns

The Board of Directors reviewed correspondence submitted by 83 Coronado Cay regarding rodents. No action was required.

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, October 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:

Signature

Signature

10/22/24
Date

10/22/24
Date