

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 13, 2025**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on October 13, 2025, held at the Garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present

Ray Scruggs	President
Debbie Logan	Treasurer
Julie Isen	Member at Large

Directors Absent

Erick Bryner	Vice President
Melissa Stevens	Secretary

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
1 Homeowner	

CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:15 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on October 13 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 was 1 homeowner in attendance during Open Forum to discuss an issue with a leaking rain gutter.

MINUTES

It was the general consent of the Board of Directors to approve the General Session Meeting Minutes from the Meeting held on August 11, 2025.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the period ending August 31, 2025. It was the general consent of the Board of Directors to table the Financial Statements for the period ending September 30, 2025.

CD Maturity

The Board of Directors reviewed correspondence submitted by Board Member Debbie Logan providing directions to Lynn Wealth Management to make the following CD movements:

1. Purchase a CD in the amount of \$150,000.00 with a 6-month term
2. Purchase a CD in the amount of \$200,000.00 with a 9-month term.
3. Purchase a CD in the amount of \$100,000.00 with a 3-month term.
4. For the CD that matures 10/20/25 in the amount of \$150,000.00, reinvest in a CD with a 6-month term.
5. For the CD that matures November 28, 2025, in the amount of \$200,000.00, reinvest in a CD with a 9-month term.

Lien/Foreclosures

Per California Civil Code 5705(c), this item serves to document action taken by the Board in Executive Session to involve the Association's Collection Attorney in delinquent account proceedings, which may result in foreclosure action by the Association against the property APN #937-988-23.

Draft Audit

It was the general consent of the Board of Directors to table the draft Audit submitted by VanDerPol & Company, pending further review by Board Member Debbie Logan.

PROPOSALS

Ratifications

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

1. Accurate Termite – 26 Carlsbad termite repairs - \$840.00
2. Beach Cities Roofing – 63-87 Coronado wood repair change order - \$7,965.40
3. Beach Cities Roofing – 89-111 Coronado roof replacement - \$133,708.00
4. Best Pool Service – pool/spa chemical controller replacement - \$4,510.00
5. Best Pool Service – pool pump replacement - \$2,669.46
6. Best Pool Service – spa circulation pump replacement - \$2,844.46
7. Bright N' Shiney – holiday lighting - \$4,995.00
8. California Arbor Care - tree removals - \$1,352.00
9. Comet Lighting – various lighting repairs – NTE \$3,800.00
10. Humburg & Associates – 63-87 Coronado mailbox repairs - \$687.00
11. La Cresta Backflow – backflow repairs - \$767.00
12. MCC Construction – 33 Breakers drywall repairs from fire sprinkler leak - \$1,750.00
13. Villa Park Landscape – monument & pool color replacement - \$2,057.00

Contract Rate Increase – Best Pool Service

The Board of Directors reviewed contract rate increase correspondence submitted by Best Pool Service. It was the general consent of the Board of Directors to approve the rate increase from \$732.85/month to \$769.50/month beginning January 1, 2026.

Proposal – Personal Touch Cleaning

The Board of Directors reviewed a proposal submitted by Personal Touch Cleaning for various seasonal cleaning services. It was the general consent of the Board of Directors to deny the proposal. Management was directed to verify if they could clean the two awnings on the front of the pool building.

Proposal – Seabreeze Patio Furniture

The Board of Directors reviewed a proposal submitted by Seabreeze Patio Furniture for replacement of 4 rusting steel umbrella bases with aluminum bases that will not rust. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,357.75.

Proposal – Concrete Hazard Solutions – 96 Carlsbad

The Board of Directors reviewed a proposal submitted by Concrete Hazard Solutions for sidewalk replacement near 96 Carlsbad. It was the general consent of the Board of Directors to table the proposal. Management was directed to obtain additional proposals.

Proposal – Concrete Hazard Solutions – 111 Coronado Cay

The Board of Directors reviewed a proposal submitted by Concrete Hazard Solutions for sidewalk replacement near 111 Coronado Cay. It was the general consent of the Board of Directors to table the proposal. Management was directed to obtain additional proposals.

PROPOSALS – continued

Proposals – 72 Carlsbad – Wood Repairs & Deck Painting

The Board of Directors reviewed proposals for wood repairs and deck painting at 72 Carlsbad, submitted by Pilot Painting, Humburg & Associates and Integra Construction, as the work is no longer under warranty from the Pilot Painting community wide project. It was the general consent of the Board of Directors to approve the proposal submitted by Pilot Painting, in the amount of \$1,480.00.

Proposals – 20 Carlsbad – Wrought Iron Repair & Deck Painting

The Board of Directors reviewed proposals for wrought iron repair and deck painting at 20 Carlsbad, submitted by Pilot Painting, Humburg & Associates and Integra Construction, as the work is no longer under warranty from the Pilot Painting community wide project. It was the general consent of the Board of Directors to approve the proposal submitted by Pilot Painting, in the amount of \$1,960.00.

Proposals – 57 Carlsbad – Wood Repairs

The Board of Directors reviewed proposals for wood repairs at 57 Carlsbad, submitted by Accurate Termite, Humburg & Associates and Integra Construction. It was the general consent of the Board of Directors to approve the proposal submitted by Humburg & Associates, in the amount of \$2,467.00.

Proposals – 5 Year Fire Sprinkler Inspections

The Board of Directors reviewed proposals for 5 Year Fire Sprinkler Inspections submitted by The Alarm & Fire Company, Orange County Fire Protection and Shield Fire Protection. It was the general consent of the Board of Directors to approve the proposal submitted by The Alarm & Fire Company, in the amount of \$7,500.00.

Proposals – Monthly Lighting Service

The Board of Directors reviewed proposals for monthly lighting service submitted by DLE Lighting & Electric, Tradesman Electric and Pro-Tek Electrical & Lighting. It was the general consent of the Board of Directors to approve the proposal submitted by DLE Lighting & Electric with 2 monthly inspections, in the amount of \$185.00 per month, beginning December 1, 2025, and to provide Comet Lighting termination of service effective November 30, 2025.

Proposal – Villa Park Landscape – Turf Overseed

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for turf overseed. It was the general consent of the Board of Directors to deny the proposal.

Proposal – Villa Park Landscape – Tree Removal

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for tree removal causing sidewalk damage near 96 Carlsbad. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$950.00.

Proposal – Villa Park Landscape – September Walk Items

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for various plant installations per the September Landscape Walk. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$470.00.

ADMINISTRATIVE ACTIONS

67 Carlsbad – Roof Complaint

The Board of Directors reviewed correspondence submitted by 67 Carlsbad with complaints of the amount of notice provided for the annual roof maintenance. No action was required.

ADMINISTRATIVE ACTIONS – continued

Meeting Date Change Discussion

Per the request of Management, it was the general consent of the Board of Directors to change the Board Meetings from the 2nd Monday to the 3rd Monday, every other month on even months.

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, December 15, 2025 at 6:30 p.m., to be held at the garage of 49 Coronado Cay.

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

12/15/25

12/15/25