

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
OCTOBER 22, 2024**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on October 22, 2024, at the garage of 49 Coronado Cay.

**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 6:17 pm.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session on October 22, 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 two homeowners in attendance during Open Forum to discuss concerns regarding the new asphalt shingle roof installation.

**MINUTES**

It was the general consent of the Board of Directors to approve the Minutes from the August 12, 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 July 31, 2024, August 31, 2024 and September 30, 2024.

**CD Maturing**

It was the general consent of the Board of Directors to ratify approval of CD movements made with Lynn Wealth Management, as follows:

1. September 2024 – Invest \$400,000.00 in a three month CD and invest \$100,000.00 in a six month CD.
2. October 2024 – Invest \$225,000.00 in a three month CD.

## **PROPOSALS**

### **Ratifications**

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

1. Aquatrends – Spa chemical controller flow cell leak repairs - \$622.92
2. Beach Cities Roofing – Building 1 Change Order - \$1,914.00
3. Beach Cities Roofing – Building 2 Reroof - \$115,108.00
4. Beach Cities Roofing – 81 Coronado screen installation - \$869.00
5. Comet Lighting – Holiday Lighting - \$6,135.00
6. La Cresta Enterprises – backflow repairs - \$860.00
7. La Cresta Enterprises – additional backflow repairs - \$3,114.00
8. Partners Plumbing – Pressure regulator replacements - \$1,225.09
9. Villa Park Landscape – Color Change - \$490.00
10. Villa Park Landscape – Irrigation controller replacement - \$1,570.00

### **Contract Rate Increase – Aquatrends**

The Board of Directors reviewed correspondence submitted by Aquatrends regarding a 4% contract rate increase beginning January 1, 2025. It was the general consent of the Board of Directors to approve the contract rate increase.

### **Proposals – Villa Park Landscape**

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for plantings per the August landscape walk. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$325.00

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

### **Proposal – Accurate Termite – Additional Bait Stations**

The Board of Directors reviewed a proposal submitted by Accurate Termite to install additional bait stations throughout the community for better rodent coverage. It was the general consent of the Board of Directors to approve the proposal to add 25 stations, for an additional cost of \$115.00 per month. Management was directed to advise Accurate Termite to install a few stations on the small slope outside the community near 90 Carlsbad.

### **Proposals – 31 Coronado Cay Wood Repairs**

The Board of Directors reviewed proposals submitted by Accurate Termite, Beach Cities Roofing and Pilot Painting for wood repairs at 31 Coronado Cay. It was the general consent of the Board of Directors to approve the proposal submitted by Accurate Termite, in the amount of \$1,250.00.

### **Proposal – Pilot Painting**

It was the general consent of the Board of Directors to table the proposal submitted by Pilot Painting for additional repairs throughout the community. Management to separate items that are new per the SB326 Inspection and items that should have been completed per the paint project.

### **Proposals – Annual Termite Maintenance**

The Board of Directors reviewed proposals for Annual Termite Maintenance submitted by Accurate Termite, Elite Pest Management and Angelo Termite. It was the general consent of the Board of Directors to table the proposals until 2025.

**PROPOSALS – continued**

**Proposals – Seabreeze Patio Furniture**

The Board of Directors reviewed correspondence submitted by Seabreeze Patio Furniture regarding several chairs and lounges that have missing straps and cost to either replace the missing straps or to restrap all furniture. It was the general consent of the Board of Directors to approve the proposals, to restrap all furniture, in the amount of \$6,381.00

**ADMINISTRATIVE ACTIONS**

**Archived Records**

It was the general consent of the Board of Directors to approve the following directions for 2025

Archived Records:

Destroy 5 Boxes over 7 years old at \$25.00/each = \$125.00 one-time cost

Store 1 Box at No Charge

Store 21 Boxes at \$7.50/each = \$157.50/month

**87 Breakers – Assessment Increase**

The Board of Directors reviewed correspondence submitted by 87 Breakers with concerns of the assessments increase. No action was required.

**Roof Complaints**

The Board of Directors reviewed correspondence submitted by 23 Coronado and 36 Carlsbad with complaints regarding the new shingle roof. No action was required.

**Annual Calendar Review**

The Board of Directors reviewed the Annual Calendar. Management to mail out Candidate Nomination Form; Mail out Final Audit; Obtain Insurance Proposals and confirm pool heat was turned off.

**NEXT MEETING**

The next scheduled Board of Directors meeting will be held on Tuesday, December 9, 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

Date

Date

12/9/24  
12/9/24