

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
DECEMBER 9, 2024**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on December 9, 2024, at the garage of 49 Coronado Cay.

**ATTENDANCE**

**Directors Present**

Ray Scruggs	President
Debbie Logan	Treasurer
Bob Zoller	Secretary

**Directors Absent**

Erick Bryner	Vice President
Melissa Stevens	Member at Large

**Others Present**

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
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**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 December 9, 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 October 22, 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 October 31, 2024 and table review of the Financial Statements from November 30, 2024.

**PROPOSALS**

**Ratifications**

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

1. Accurate Termite – 16 Breakers termite treatment - \$1,730.00
2. Accurate Termite – 85 Carlsbad termite treatment - \$475.00
3. Aquatrends – Acid reservoir installation - \$1,311.46
4. Prendiville Insurance – Insurance Renewal - \$88,492.00

**Proposal – Pilot Painting**

The Board of Directors reviewed a proposal submitted by Pilot Painting for various wrought iron, deck and wood repairs, either missed during the paint project or noted during SB326 Inspections. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$34,100.00.

**ADMINISTRATIVE ACTIONS**

**Archived Records**

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

Archived Records:

Destroy 3 Boxes over 7 years old at \$25.00/each = \$75.00 one-time cost

Store 4 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:**

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**Signature**

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**Signature**

4/14/25  
**Date**

4/14/25  
**Date**