MINUTES of Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
January 28, 2025

I. Kent called quorum at 7:06 p.m. with five members present.
II. Roll call (Black dot means "present"; empty circle means "absent.")

- Kent Dolezal
- Weymouth Atkinson
- (Zoom) Deborah Campbell
- Tracy Polanowski
- Cindy Million
- Eileen Koesy
- Rob Crandall
- Rob Thomas
- Greg Avina

III. Proof of notice of meeting (Secretary). All monthly Board meetings occur on the fourth Tuesday of each month unless otherwise stated; changes are posted on the bulletin board hanging inside the Clubhouse beside the front door.

IV. Approval of minutes of preceding meeting ([November-December] Dec 3, 2024, and January 15, 2025).
Kent moved that we accept the minutes as Tracy presented them. The motion passed [redacted]

V. Reports of officers
A. President's report (Kent)
1. Board organization. On January 15, 2025, Tracy Polanowski, Rob Crandall, and Greg Avina were elected to three-year terms on the Board. Kent will continue as president, Weymouth will continue as vice president, and Deborah will continue as treasurer. Tracy was elected to be secretary.
2. Security incidents
   a. IMMEDIATE DANGER CALL 911
   b. No immediate danger call MNPD (615) 862-8600 or 311 or hub.nashville.gov
   c. Please be careful driving around corners in the complex; there seems to be quite a bit of work being done on Holly Forest and Fox Trail, and those corners can be a little bit blind, so be careful going around those curves.
3. Traffic should stop at the 4-way stop by mailboxes and at the exit. Please be aware that drivers on 70S can be speeding down the hill!
4. Other areas
   a. On the hill and on the playground, some people are not cleaning up after their dogs. Please pick it up after your dog poops anywhere in the complex.
   b. Thank you to those who pick up other people's dogs' poop; we notice, and we appreciate it.
5. Trash

a. Break down boxes until they are flat, please. We pay for trash collection by a combination of volume and weight rather than only weight, so the boxes should be flat.
b. Construction debris is the responsibility of the unit owner. The HOA does not pick up this kind of trash; if we do have to pick up your trash, then you will be billed for collection of your trash.

6. Official communications from the HOA Board come via US mail, e-mail, and/or text message. The HOA Board does not use social media for any communication.
7. Don't trespass on [redacted] property next door.

B. Vice President (Weymouth)
1. Weymouth and Tracy are working in the Clubhouse HOA office Monday through Wednesday from 10 a.m. to about 2 p.m.; you can come to talk with them at the given times or by appointment.
2. All construction workers doing work at the Coronada must prove that they are licensed and insured before work can begin. The homeowners are responsible for verifying license and insurance of their contractors.
3. [redacted] please help him by breaking down the boxes that you put by the road for pick up. Also, the road up to the garbage collection area on the hill is very spongy when there's moisture in the ground; there's a spring in that road. The garbage collection truck couldn't get up the hill recently because the road was too spongy. Nelson had the silver truck and his own truck full of trash and the dumpsters were full of trash; please break down your boxes when you put them by the road.

C. Treasurer (Deborah)
Operating accounts for November and December 2024
Deborah is going to give both the November and the December reports because in November, the report was not ready, and now it is.

November 2024

Checking	$ 58,400.14
[redacted] checking	$ 10,254.94
Reserve accounts	
Money market (MM)	$ 27,383.40
[redacted] MM	$ 69,948.62
Total assets:	**$164,987.00 (Cash)**

December 2024

Checking	$ 79,126.24
[redacted]	$ 5,000.00
	$ 84,128.24
Reserve accounts	
MM	$ 27,616.81
[redacted] MM	$ 96,578.84
Total assets:	**$180,707.08**

Deborah reported that the tower rent has come up and that the current payment we received was $10,278.13. Kent said that because it's a new year, we need to get the [redacted] signatures sorted; we decided that the new signatures would be the president, the treasurer, and the secretary.

D. Secretary (Tracy)
   1. Please fill out the CCA Directory Information form tonight and place it in the secretary's hand or in the designated box on the table at the front entrance to the clubhouse. It's not just for the directory: the secretary needs this information in order to communicate important information to you throughout the year.
   2. If you have text messaging on your phone, please make sure the secretary has that number in case of emergency.

VI. Report of Board of Managers (President)
   A. Reserve Study process
      1. Current phase: fact-finding (finding the exact number of what needs to be replaced and the longevity of things) The calendar for fact-finding is February and March, and then in April we hope to get some concrete things down. We'll have special meetings and monthly meetings; we may sometimes use the monthly meeting as a special meeting in which we update the community about the reserve study progress.
      2. As far as the upcoming assessments, be as calm as you can be and reach out to Kent for the real information about the study. We want pragmatic kindness regarding the property.

VII. Reports of Committees. We will be organizing these. The bylaws say, in Article 4, Section 4, that the committees are appointed by the president. We will be talking about the composition of these committees going forward, as well as boundaries and what specifically is being asked of them. There will be standing committees, like the Welcoming Committee; if you would like to be involved in that, reach out to Kent.

~~VIII. X Election of inspectors of election (when so required)~~ NOT REQUIRED
~~IX. X Election of members of Board of Managers (when so required)~~ NOT REQUIRED

X. Unfinished business.
   A. The circuit breaker panel in the clubhouse needs to be replaced; we have been waiting almost six months for this. When Weymouth called Lee Company (electricians), they had no service order for Coronada under our name or Brent's name. Weymouth wants to know when we're going to fix this and whether we will be in compliance with our insurance requirements. Brent said he updated the insurance company about what's going on at Coronada; he also said that we have a contract with Lee Company to get that job done but that he couldn't remember the name of the gentleman with whom he spoke most recently. Brent said that he asked Lee Company for an update as recently as an hour or two ago but that the person has not gotten back with him.
   B. Weymouth also asked Brent about the parking problems [redacted] Weymouth said that we, as a Board, asked Brent to address that in September. Brent said that he has communicated with that homeowner several times about

this issue and that the last three times he has been on the property, the vehicles were not there. Weymouth said that he and Tracy drove up that way to check just before the meeting tonight and that the vehicles were there right now. Brent said Weymouth should send him a photo of the vehicles parked in those spots.

C. Weymouth asked Brent why the homeowner does not get a copy of the chimney inspection document when the work is done and why Brent has the document sent to him. Brent said that the homeowner should get a copy of that document too and that he often gets a copy of that document from the homeowner before Brent gets a copy from the inspector.
D. Absolute pest control is going to be here every Wednesday and Thursday until they get done with the termite inspection and treatment.
E. What's the status with Bango's paying us back for those five months they took our monthly fee but never provided service? [redacted]
F. Deborah asked about where we are on the audits that were two years behind and that we approved as a Board to have those. Brent said that our regular guy, Roger Perry, CPA, no longer does association audits. Brent said that his team has been contacting several other CPAs in the area; they will continue doing this. The price of the audits is going to be higher. Kent said he wants to be able to document our progress in this area.
G. Brent told Deborah that he has a thumb drive (that's nearly complete) with all of the chimney inspection reports, as well as the estimates and invoices for chimney work that's been done; he said he will drop it off in the Coronada office before the weekend.

XI. New business.

Kent moved that we remove all the other names from the [redacted] account and make the [redacted] signatures the president, the treasurer, and the secretary, which would be Kent Dolezal, Deborah Campbell, and Tracy Polanowski. Weymouth seconded. There was no discussion. The motion passed [redacted]

XII. Announcements

A. We have Coffee at the Clubhouse this Saturday, February 1, 2025, from 9 to 11 a.m.
B. Weymouth and Tracy are in the office from 10 a.m. to 2 p.m. Monday, Tuesday, and Wednesday or by appointment. Weymouth still patrols the campus regularly. Soon there will be letters sent to those who violate the Rules and Regulations when we get those approved.
C. Kent is going to try to have office hours this year, probably Tuesdays and maybe some Fridays. Homeowners can talk to him about the reserve study and their reservations and fears about it.
D. The Book Club meets on the third Tuesday of the month.
E. The protocol for renting the Clubhouse is to talk to Brent, who has the schedule of reservations for the Clubhouse. He will send you the information you need about reserving and using the Clubhouse. When Brent receives the reservation fee and the cleaning fee, he will put you on the reservation calendar.

XIII. Motion to adjourn by Weymouth, seconded by Tracy. Adjourned at 7:41 p.m. Homeowners Forum followed the Board meeting.