MINUTES
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
March 25, 2025

I. Kent called quorum at about 7 p.m. with eight (8) members present.

II. Roll call (by way of sign-in sheet) (Black dot = "present"; empty circle = "absent.")

- Kent Dolezal, president
- Weymouth Atkinson, vice president
- Deborah Campbell, treasurer
- Tracy Polanowski, secretary
- ○ 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; **please note** that the fourth Tuesday is not always the last Tuesday of the month. Changes are posted on the bulletin boards hanging inside the Clubhouse beside the front door. Please look at the bulletin boards when you come to get your mail.

IV. Approval of minutes of preceding meeting (February 25, 2025).
MOTION: Weymouth moved that we accept the minutes as Tracy presented them; Deborah seconded. The motion passed [redacted]

V. Reports of officers

A. President's report (Kent)

1. 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.
2. 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!
3. 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.
4. Trash. 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. At the last meeting we clarified the Board's policy on violations of this rule: first we issue a notice of the rule; two weeks later we issue a warning about the fine, and two weeks after that we will issue a $50 fine per occurrence.

Breaking down the boxes is important because it reduces the cost of trash collection.

5. Official communications from the HOA Board come via US mail, e-mail, text message, and/or Brent McGarr. The HOA Board does not use social media for any communication.
6. We need the before, during, and after photos of a job so that we can actually see what's going on at a job so that we can determine whether it really needs doing. Residents are claiming to be selling their condos, thereby having lots of HOA money being spent to get them fixed up and then not selling. This will change.

B. Vice President (Weymouth) and others
   1. Weymouth and Tracy are working in the Clubhouse HOA office Mondays, Wednesdays, and Fridays, from 10 a.m. to about 2 p.m.; you can come to talk with them at the given times.
   2. We have had a couple of home inspectors in the office, as well as a couple of hot top people. The leak up at the dirt road by the gate is spring water. We called Harper Waterworks, and they said they had done a test up here three years ago that indicated it is spring water and showed no chlorine; this means that the fire hydrant is not leaking. So we could be sitting on a spring well up there; that's another request for proposal (RFP) to be working on up there.
   3. 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. We have been working on some rules and regulations.
      a. Weymouth has told the contractors who work here that *he wants before, during, and after photographs of the work*; but he is not getting those. So if they don't want to give us those photos, they won't be working here.
      b. We plan to lock the wood shed up there so that contractors will have to come to Nelson or to the office to get the key to take it out of there. Also, there seems to be an inordinate amount of deck stain in our stores than seems to be needed.
      c. If you send a copy of a work order to Brent (which is what you should do), you should also send a copy of it to Weymouth at [redacted] That way we can keep tabs with Brent on what we're doing here.
   4. Regarding the evaluation of the campus: we have sent eight RFPs and have had two service providers come into the office to talk to us. Mr. Crandall has sent out three RFPs regarding a crime prevention evaluation and two to OSHA or premise liability or other safety concerns. He hasn't heard back from them, but they still have a couple of days left to respond.
   5. Greg and Kent have been working on a plan to get our blueprints digitized; that way homeowners can have easier access to them because they won't need to get a physical copy of these plans.
   6. Weymouth and Tracy have noticed that there are far fewer boxes left out with the trash; people have been breaking down the boxes, and everyone appreciates it. Thank you for breaking down your boxes; please continue to do this.
   7. Weymouth would like to move the scheduling of clubhouse reservations to the HOA office and away from Brent's office [redacted]

[redacted] and those in the HOA office can handle the whole thing from there. The Board will have to vote on that.

8. Mr. Crandall reported that he has sent out three RFPs to crime prevention contractors and two to OSHA or premise liability or other safety concerns.
9. Greg reported that he knows a person who says he charges $2 per page to scan/digitize blueprints/plans of our condos; he and Kent are working on getting this done.
10. Kent reminded us that in the Reserve Study there is an indication that the wooden [railroad ties] retaining walls that we have in the complex need to be looked at.

C. Treasurer (Deborah)

February 2025

Operating Accounts:	
Checking	$ 63,270.98
[redacted] checking	$ 11,156.82
Sub total	$ 74,427.80
Reserve Accounts:	
Money market (MM)	$ 28,078.51
[redacted] MM	$ 68,984.33
Sub Total	$ 97,062.84
Total revenue:	**$171,490.64**

1. Deborah will be giving out some info sheets monthly on what was done in the complex, by house number, and what work was done and who did it and how much it costs; people have been asking her for this.
2. Because of the weather, Absolute Pest Control has had to change their schedule on their termite treatments. This week is 901 to 915 Holly Forest; so you should be seeing James out there. He has his truck, badge, everything. Next week will be 101 to 115 Bear Track, and then the week of April 7, 2025, will be 300 to 318 Chimney Hill. Then they're done with the termite treatment.
3. Absolute comes on the first Wednesday of the month. If you want Absolute to come inside your home for a treatment, then you have to call them in advance of that Wednesday; so call them by Friday of the previous week or on Monday to let them know so that they can plan their day around it. There will be a charge for an inside treatment; it's usually around $50, depending on what you want.
4. Absolute gives a twelve-year guarantee on their termite treatments.
5. Regarding the overpayments that Bango's has received from us: [redacted]

D. Secretary (Tracy). Please let Tracy know your preferred method of communication. You can just slip a note, with your name, street name and number, and your preferred communication method, into the Coronada Mailbox. We can mail, e-mail, or text you.

VI. Unfinished business.

A. The circuit breaker panel and meter base for the clubhouse is scheduled for replacement on April 2, 2025; Brent says this has already been approved by the Board. Brent has reported, to the tower company, issues with the road up the hill to

the towers because it has been eroding away. They are responsible for that road. Brent reported that, if we had an emergency, such as a forest fire, up that hill, he didn't think a truck could get up there on that road.

B. Coronada's silver pickup truck (used by Nelson). Regarding repair of this truck, Terry's found a broken camshaft when they opened the engine to do the other repair; that estimate is for an additional $3,000. Terry's said that once we get this truck working properly, it's a "fairly bomb-proof engine" that's in all the Jeeps; and he went on and on about how good the engine was.

C. Brent says we're working on updated bids for three roofs in the complex, one being the clubhouse roof.

D. Brent says he has identified a CPA to do the audit; he will send us this proposal and another one he received. The CPA is only $600 more than what the last audit cost, and he is local. His name is Ken Myatt.

E. Mr. Crandall asserted that there is some conversation that the Board has proposed an assessment or a variety of assessments, and that's simply not true: the Board has not voted on or approved anything like that.

F. Deborah asserted that the Reserve Study gives a list of recommendations that are only just that: recommendations. The Board will make the decision.

G. **MOTION:** The motion is to send the question of whether or not the reserve study requirement that was passed by the state two years ago applies specifically to Coronada because of the age of Coronada's documents to see if there's any exemption. **AMENDED MOTION:** Deborah amended her motion to asking Mr. Wigger what is really critical [on the Reserve Study] versus what would merely be good to do. Weymouth seconded this amended motion. The motion passed [redacted]

VII. New business.

A. Because Kent resigned in the middle of the meeting, we were forced to have a vote on whether or not to continue the meeting with Weymouth as the chair of the meeting. **MOTION:** Tracy moved that the Board meeting continue with Weymouth as the chair. Deborah seconded. The motion passed [redacted]

VIII. Announcements

A. We have Coffee at the Clubhouse on Saturday, April 5, 2025, from 9 to 11 a.m.

B. Weymouth and Tracy are in the office from 10 a.m. to about 2 p.m. Monday, Wednesday, and Friday. Weymouth still patrols the campus regularly.

C. The Book Club meets in the clubhouse on the third Tuesday of the month, which will be April 15, 2025, at 6:00p.

D. So far, the protocol for renting the clubhouse is to talk to Brent, who has the schedule of reservations for the clubhouse. He has the information you need about reserving and using the clubhouse. Let Weymouth and Tracy know when you want to rent the clubhouse if you're having trouble reaching Brent.

IX. Motion to adjourn by Eileen, seconded by Deborah. Adjourned at 7:58 p.m.

Homeowners Forum follows the Board meeting.