**MINUTES**
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
**April 22, 2025**

I. Weymouth called quorum at 7:00 p.m. with seven members present.

II. Roll call (by way of sign-in sheet)
Present: Weymouth Atkinson, president
Present: Greg Aviña, vice president
Present: Deborah Campbell, treasurer
Present: Tracy Polanowski, secretary
Present: Eileen Koesy
Present: Rob Crandall
Present: Rob Thomas
Absent: Cindy Million
Absent: Kent Dolezal

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 CCA Clubhouse beside the front door. Please look at the bulletin boards when you come to get your mail.

IV. Reports of officers

A. President's report (Weymouth). [redacted] Weymouth went on to compliment Nelson Hernandez, our maintenance man: last month he replaced the water heater downstairs after chasing a leak for two days. Nelson also cut down two trees and saved us $750 per tree in doing so; he also rebuilt the gravel road at the top of Chimney Hill. We weathered the recent storms pretty well, no really significant damage; Weymouth and Deborah were out raking out storm drains so that the water would flow. We had some water in a few homes and had a request, from Melba, for the HOA to make wet/dry vacs available for use by homeowners. Weymouth and Deborah made the trip to purchase these vacuums; one vac is 4.5 gallons for those who need a smaller unit, and the other is 9 gallons. We charge a $20 deposit on the use of the vacs because that is the going rate of the attachments that come with the vacs. If you lose it or break it, we have to replace it. We had a leak at the clubhouse, which we are going to discuss. The condo leaks were addressed. Brent has ordered parking decals with numbers that also say Coronada, so we will have all authorized residents' cars tagged with these. We're having problems right now with a motor vehicle that Weymouth and Brent will address after the meeting. We're having problems with people who park in the clubhouse guest parking for longer than they are allowed to by the rules and regulations, and we are going to start tightening up on those rules and regs. Weymouth and Tracy take more complaints, during their office hours, about parking than any other type of complaint. We are working on this. Some of the other things that people are annoyed at include seeing Weymouth walking around the complex with different construction people or other professionals. Brent knows that he does this; they are

not taking bids. Weymouth is picking their brains for subject matter information; we've talked to security people, asphalt people, and an arborist. Don Dahlinger is the only volunteer who has come forward to help us, and Weymouth publicly thanked Don for his great insight over the last couple of weeks. "If you can listen to his stories, you've got it made"[teehee]. Weymouth is not signing any contracts with these people or making any promises; all he is doing is working with them, having them look over the complex and tell us what our needs are and what our needs are going to be. Then we'll look at it from there, and that's all going to feed back into the assessment, which Greg is working on. We bought a five-tier file holder that's going to go outside the office downstairs, and we will put a mail slot in the door. In this file holder we will have a complaint ("problem") form, a few copies of the Rules and Regulations, the pool rules, new resident forms (If you're a new resident here, fill out the form and put it in the box, and we can update you on Coronada culture.), clubhouse guest parking permit request forms. Weymouth and Brent are talking back and forth, and things are working out pretty well right now. Another thing we're going to do differently is our conversation during meetings. As we talk about the reserve study, and you all have comments, they weren't taking them before, but Weymouth runs a little bit of a different ship. If you want to talk about what we're talking about, raise your hand and give us your name and street address and your thoughts and ideas; if you want to talk to us about your roof shingle or something, and we're not talking about that, you're going to get shut down right away. We have the five-minute timers; we'll give you five minutes to talk back and forth.

B. Treasurer's Report (Deborah)

| | |
|---|---|
| [redacted] checking | $5,000 |
| [redacted] checking | $61,154.64 |
| **Total** | **$66,154.64** |

| | |
|---|---|
| [redacted] MM | $68,996.04 |
| [redacted] | $28,309.41 |
| **Subtotal** | **$97,305.45** |
| **Total** | **$163,460.09** |

Deborah has been asked and was giving a report about work that's been done at the Coronada, and she was asked to include the expenditures for the month, along with what revenue we're taking in. Deborah will have this in the office for anybody to pick up. If you'd like to see it, it's a clear reason why we really should have the reserve study moving forward. Our expenditures this month were $57K, almost 500; and our income, including homeowners' fees, clubhouse rental, any other late fees or charges, things for closings, money we get sometimes for closings, it all adds up to $56,220. So we are spending more than we are bringing in, so we have to be careful about that. We try to be judicious in that, but sometimes there are repairs that just have to be done. Deborah will do this revenues-and-expenditures report at each meeting, sometimes on paper and other times on a PowerPoint presentation. We're going to be moving from using Zoom to using Microsoft Teams because it's much nicer. Deborah is setting it all up, and that's taking longer than expected; so we will start that next meeting. It's very

easy to use; what's nice about it is we can invite via e-mail, so everyone will get an invitation. You can accept or not accept the invitation. The sound is much better, the graphics are better, it's easier to do presentations back and forth and also putting presentations up for view. Everyone who has his, her, or their e-mail address on file with the secretary (Tracy) will receive an invitation. The ones we're really missing are a few owners and then some of the renters, which is why we want to put a form in the office for new residents; they can comfortably come in and fill it out and put it in the mail chute. We really need to know who the renters are too, especially if there's an emergency somewhere.

Rob Thomas asked about three lines on Deborah's report regarding an Absolute Pest Control invoice for termite treatment, and then you scroll down and there's another one for $4,100. Deborah said the difference is due to different address levels, different blocks. They've been turning their invoices in, but we've had so much work going on they couldn't be paid until this last month, so that's why they're all together, but actually the price per homeowner, remember it's a one-time fee for us, twelve-year guarantee, so that's positive, and they have found termites in quite a few places, but this is under control now. They really have the best product on the market, so Deborah thinks we'll be really pleased with it; she likes the guarantee, [pretty sure] it's longer than Bango's. [redacted]

C. Vice President's report (Greg). Greg declined to comment until next month.

D. Secretary's Report

1. Tracy needs your e-mail address! She will not share it with ANYONE—not even ANYONE. This is a confidential e-mail list.
2. Soon there will be a small shelf, outside the HOA office, with forms like new resident form, clubhouse guest parking permit request forms, and complaint forms, as well as a couple of copies of the Rules and Regulations. We are also going to put a mail slot in the door or in the wall beside the door, and community members will be able to put their filled-out forms through that slot.
3. Tracy needs to know who the renters and owners are in the complex. Please send a line, in which you give your name, property address, and whether you own or rent or lease your condo, to Tracy at [redacted] Thanks!
4. Homeowners who attend the Board meetings are asked to spread the word when possible and share information with Tracy and the Board.
5. We're also working on badges for contractors and Board members so that new people can know who we all are.

Weymouth said that some new renters who come into the office don't even know that there is an HOA here because the owners don't tell them. They come down looking for the pool and find Weymouth and Tracy in the office, and they don't know there's an HOA, and the owners don't give them a key to the pool and clubhouse, and this isn't right.

Weymouth said all of us at the agenda meeting have a vested interest, we have a good Board here, and we're all contributing somewhere along the line. But

you don't know strangers who are walking around here because they want to look at stuff, an arborist wants to look at the trees, if he's wearing a badge from the office, then we will know who he/she/they are. Homeowner Steve Deasy related a story of how he and his partner observed some strangers in the complex at night and followed them down the Interstate heading east; they called the police and learned that these people were casing ours and other similar complexes. Deborah said she sometimes sees police parked in the clubhouse guest parking, having their dinner and watching everything/looking around, and this is good. We have to keep our eyes open. Steve explained that a policeman used to live here and that when he sold, we made sure to sell to another police officer who would park a patrol car near the mailboxes/clubhouse, [redacted]

E. Property Manager's Report

1. Parking permits are on order; they should be here around the first week of May.
2. We've got the audit underway; the files that have been requested by the CPA have been delivered to their firm. We should have the first draft of the results of the audit in thirty to forty-five days. If we see no issues with it, then the draft will be presented to the Board for approval. Then we'll post it to the AppFolio portal.
3. Brent said that Weymouth mentioned the ongoing issue with drainage up the hill near the storage and dumpster areas. The two proposals received so far to correct that range from $4,500 to $8,000 roughly. Obviously, right now he's very comfortable with the $4,500; this was from a gentleman who was referred to Brent by a former Board member. This person has evidently done some work here several years ago. Brent met with him and was grateful to have Nelson to meet with them as well; the man spoke very broken English, but Nelson and Brent were able to walk through it. They spent thirty minutes walking around and looking at the different areas, where the source of the water was, where the water ends up at the end of its run, and Brent feels pretty confident that José's proposal will address the problem. It does include replacing the pipe that's currently underneath the driveway between the main road and the dumpsters. That's a 12-inch pipe right now; he's recommending that we go to at least a 24- inch pipe because there's a lot of water coming off the hill. Part of the problem with the water coming off the hill is related to the tower company's not doing the maintenance on the driveway/road up the hill that they should. Just since that last heavy rain that caused the wash out in front of the dumpsters. Brent went up there with a measuring stick and took photos to send to the tower company to give them a better reference point of how deep some of those ruts are, and you can see it starts right where the driveway goes off to the right to go up to the towers, and all of that water coming down there is going directly across the road into the other side of the main drive and is coming all the way down the hill and picking up more water as it

goes. If that were properly graded from the dumpster area driveway back up the hill, Brent guesses that 90 percent of that water would actually run off the hillside, leaving a much smaller amount of water to reach down here. So Brent followed up with them, sent the tower company additional photos; hopefully they will get someone out here. Rob Thomas asked if the tower contract contains terms that require them to maintain the roads 23:13. Brent said it is in the contract that they have to maintain clear access [two people talking at once, unintelligible]. Brent said if there were an emergency or a fire, you have to be able to get emergency equipment up there. [redacted] Brent said that in the past they've addressed it; however, they promised to do it six months ago and didn't. Hopefully we'll get their attention this time. We'll replace the existing pipe across the driveway with a 24" pipe or larger and then extend that pipe beyond the driveway, Brent said he thinks 14 feet, so that gets that water not only under the driveway going to the dumpsters, but gets it off into the ditch where it was originally designed to go and also [leads to cleaning? 24:17] out that ditch from that point all the way down to the first storm drain, which is up at the top of Chimney Hill. So once he gets to that storm drain, he'll be fine. Right now that drainage ditch is so full of sediment, it probably has two to three feet of sediment in it, depending on where you're digging, so they're going to dig all that out, use that sediment to improve the bank on the driveway side of that creek so if it does overflow, now it will overflow into the woods instead of into the street. Brent said he feels really positive about it; he's still waiting on that third bid, but from talking with that contractor, it looks like he's going to be $11-12K. Brent said he doesn't see any reason why we wouldn't go with the $4,500 bid, but he will get the other bids and submit all three to the Board and make his recommendation.

Rob Thomas asked if the storm drain behind his unit, he removed a lot of sticks [unintelligible] as you know those can clog up and [unintelligible] debris coming down so can we just make sure that Nelson has on his list once a month to do a check and kind of gets his [unintelligible] cleaned out. [redacted] with his clogging up [unintelligible] because if not, [redacted] they've had a company out kind of doing that, as you mentioned with water coming off there it may not have anywhere to go, so it backs up. Brent said he's sure Nelson is aware of that. Rob Thomas said he's doing the same thing with the [French? drains] that we invested in. Brent said Nelson is already on top of that. Weymouth said that Nelson has no list, that he knows where every trouble spot is here, he's been here eighteen years and knows everything about this place. Brent said we'll make sure that that's being addressed; he said that 75 to 80 percent of the problem that

Rob Thomas is referring to goes away as soon as that water is addressed up at the top because, if you'll go up there, we were fortunate when Brent met with José it had just rained for about a day and a half. You could see where the water was coming down to a certain point and then tracking directly across the road, which puts it in the collection area of the creek Rob Thomas was referring to; so then you get everything from both sides of the creek, you get everything from up on the hill because there's a huge volume of water coming in your direction now that shouldn't be. Not to say we shouldn't be cleaning [out the culvert?] but that's going to help a whole lot because we won't have the volume of water that we have now that's capable of moving rocks, there were rocks that were pushed out into the road, it takes a lot of water to move a rock ten feet like that. Brent said he would imagine Rob Thomas had a lot of tree limbs and things like that won't be a problem, he hopes, going forward. Brent said he would remind Nelson.

Brent said that other than these things, we're still working on a couple of additional bids, actually one bid for the clubhouse roof and two additional bids for 101 Holly Forest and he thinks we have another roof, the address of which he cannot recall, but we do have additional bids on the way for that one as well. Just as he did, he will do with the drainage bids, he'll gather them together, submit them to the Board for review, and he will make a recommendation for us.

VI. Old/Unfinished Business. Weymouth said that under Old Business, the circuit breaker panel has finally been taken care of, has been replaced in this building and that the silver truck is back and running like brand new (so he's told). Weymouth said that last month we decided that if you rent this clubhouse, we only rent it to people in the community. It's $50, which goes to Brent, you can pay in the office, we'll put it in the mailbox, and it goes to him. Brent smiled and said it doesn't go to Brent but that he'd be happy to take it. Laughter all around. Brent said it goes to his office. Weymouth said we've waived the $200 hold on the cleaning fee–provided that it's clean. The last two people whom we rented it to, it came back spotless because it is inspected by members of the Board. As soon as somebody leaves it in a mess, the $200 [waiver] is going to go away, and we're going to start charging again. We felt that, with the economic times, and not that many people rent it and they rent it just for small groups, that it was a lot to put out $250 for a weekend or just a birthday party. Hunter and Tracy remarked that we don't keep the $200 if the clubhouse is cleaned up properly. Weymouth said we used to have some people who left it a mess, but the last two people we rented it to, it came back spotless. He continued by stating that he would like to say that Nelson has cleaned out the drainage ducts, those are clean from the leaves from the storm. Don Dahlinger said, from the swells at the top of the hill, (but they just got overrun with leaves during the heavy rain) that should take some of the pressure off of that wall, and that's what we wanted to do up there again. Weymouth said that Nelson works very hard and that there's nothing that we ask him or tell him to do that he doesn't do and that if you want to know something that happened here, from the first hour he worked here, just ask him. A lot of times we use him in the office we'll ask him, what about this, where does this pipe go, and he tells us, and we're able to figure things out pretty well. He's working hard cleaning out the leaves on the rest of the drains; yesterday we got a pouring rain and filled up what he had cleaned out with leaves. So he admirably works at that each and every day.

VII. New Business—Weymouth said we didn't really have any.

VIII. Announcements

A. Book Club meets on the third Tuesday of the month, the next of which will be May 20, 2025.

B. The next monthly Board meeting is May 27, 2025. Weymouth said he knows that this is the day after Memorial Day, so we're going to have a meeting because most likely we're not going to have a meeting in July. We are working on this assessment thing and next year's budget, so we need to get that together, and we don't have a whole lot of time to get that together. The hard thing is getting us all together at the same time.

C. The next Coffee at the Clubhouse will be May 3, 2025, at 9 a.m.-11 a.m.

D. Deborah said that we hope everyone got a copy of the directory, and we thank Mary Grissim for putting that together for us. It was the first mailing we did with our new postal machine, and it works fantastic. We also sent out notices to people who have not given us their e-mail addresses.

E. If you have Coronada business–Coronada business–you bring it to the office when we're there, we can run it through the postal machine and stamp it for you. Don't bring us your light bill or things like that when we're there.

C. We had a security incident the other day, up on Chimney Hill, it's over and done with, so if you see something, say something. We do have a trespass order in place, so we can have trespassers removed from the premises.

D. Security incidents

1. IMMEDIATE DANGER CALL 911
2. No immediate danger call MNPD (615) 862-8600 or 311 or hub.nashville.gov.

Deborah asked Brent, who is doing our audit? Brent said he'd have to look up the name of the firm, it's a national firm, we couldn't find anyone local, so it's not someone he knows off the top of his head; he apologized, and Deborah said it's OK. It was one of the firms recommended to us by Roger Perry, who was the CPA who's done all of [our taxes?] for the past ten years.

Greg asked if there is a process to recommend or have contractors vetted for the property because he has a company that he works for [unintelligible] down with the school districts. Is there an application process for them to— Brent replied that we're a little bit different from most management companies [unintelligible] where they charge a fee to contractors to become a certified/approved/preferred/or whatever you want to call it vendor. We're not charging that at this point, but that ranges, just so that everyone else here knows, that ranges typically from $250 to $1,000 per year; it's just a cash maker for management companies. All that would be required for someone to be included in the bid process would be that they have proof of insurance, certificates of insurance on file, workers comp insurance included, a copy of the business license showing what levels or values they're approved to work on, there are limits of $25,000 and above and so on. Other than that we have [unintelligible] in the bid process, Brent said he would recommend, as you're doing now, disclosing that, you know, a Board member recommended or suggested that we collect bids from them, and if something they're bidding on comes up for approval or review by the Board, you may want to abstain from voting on it if you [have a?] relationship with them or if you work with them on a fairly

regular basis, he would suggest just abstaining from that vote just so there's no possible appearance of impropriety. Greg said that in his position at least, there'd be a lot that would recommend to [unintelligible 36:02] but that he just wanted to see what the process was like. Brent said that as far as he is concerned he has no issue with, you know, in most cases the more the better, but what he finds a challenge in the industry, in the HOA world, is that a lot of our projects that seem big to us, in the $4K or $5K project seems big to us, and it is; but to a large-scale contractor, it may not be worth their time to even write the estimate/proposal but that he'd be happy to accept those. Weymouth asked Brent to walk him through how that works: 36:44 A guy comes and inspects it, and the job is done, and we pay for all three? Brent said no, we pay the price for the job. They don't charge per visit; they don't charge for the [someone sneezed/coughed] or the initial evaluation. They send Brent a quote. The only exception to that, he thinks, is we have a $400 pre-approved with them, so Brent gives the OK to proceed with that if it's less than $400. They document that, send us photos and so on. Weymouth said that though we all know we're financially strapped here, we're not getting the first refusals on places that are for sale here, it's supposed to come through the Board here. Brent said there was an amendment to the document several years ago. Basically, the right of first refusal has no legal standing anymore in Tennessee for the most part. Weymouth said that just gives you an idea of how far the rules and the bylaws are out of here. There is an amendment in the bylaws, he'll find it. Coronada has done the right thing and amended the documents to eliminate that right of first refusal. Coronada was one of the first condominium HOAs in Nashville. [redacted] said that [some place] still had right of first refusal and that he was trying to explain to them it was not legal anymore, but they don't understand that. [redacted] asked another question about gutters, have people come down and checked the gutters yet and cleaned them out, and Brent said that we haven't done the whole property-wide spring cleaning yet. [redacted] said that [a specified unintelligibly gutter] just pours water behind [unintelligible], which he is sure goes under [my?] condo. He continued, saying that Brent? had someone go under his condo, and he appreciates that, said they don't have any insulation under there as Coronada took it out [unintelligible]. He continued by saying that someone mentioned this a while ago, he knows it's a dirty word, but we've got a condo on the market on the corner, and every time we mention the word *assessment* I have to tell everyone who comes in, the Board is mentioning an assessment, and it's killing sales now until we know something. So when will we know something? Deborah said she thinks the forecast was for September, we should know something by then; until then we can't tell you. We'll probably decide before that. [redacted] said that's a long way off for [the seller?]. He said the Board [shares the responsibility to the owners].

[Several people talking at once] Weymouth said we're settling it down here for a couple of months, we lost a president and the [stuff was spilling in], we didn't get a lot stuff, Greg has stepped in and done a lot of stuff, Rob's [no last name given] done a lot of stuff. Weymouth said that he understands [redacted] concerns] but that we just don't have a figure to throw around. Deborah said we don't want to "throw around" any figures. [redacted] said that [redacted] sold her condo earlier this year and [something][move-in day?][porches] and [redacted] K [unintelligible]. So then when we put this [on the board here41:26], so when that happens, it affects all of us, and this has been going on here for the last ten years. Somebody came in and paid top dollar for your unit, and we appreciate that, but these people who are selling for too little [it's] killing [our property values].

Deborah said that we understand but that until we have a good, solid plan–we're going to get there–it's a big decision. Brent said that if the Board gets that number wrong, the buyer is really not going to be happy if they buy the unit thinking that the assessment was $x this year and it's x times 2 next year, you already own the place, so they have to get it right. [redacted] said those numbers out there are scary. Weymouth said that your best source for the official word comes from this Board. And there's a lot more going on behind the scenes that people just don't see, and then trying to get us all together at a convenient time for all of us [isn't [redacted] Weymouth said, I assure you we are working very hard at it. [redacted] said he would pass that on to [Walters?43:31]

Rob Thomas asked [redacted] when they're doing the appraisals [what are some comparable properties in the area outside of Coronada] because sometimes you have to have a particular amount of sales to get a sales comparison approach. [redacted] answered that generally, they just look within Coronada. The other thing was to look at Harpeth Trace.[Side conversations made it impossible to hear what [redacted] was saying.] Harpeth Trace? put two assessments on their people, one was for [$7,500? 44:13] and the second one, two years later, was for $12,500. And Coronada during that time did nothing. Deborah said that they looked at a place there but that a lady came into the [office] where we were waiting and she said she was just so disgusted. When Deborah asked her what was wrong, she explained that their parking lot was falling down and that they were going to charge us $25,000. [redacted] asked where that was, and Deborah answered Harpeth Trace. Deborah added that this was about three years ago.

Motion to adjourn by Tracy, seconded by Deborah at [~7:45] p.m.