Coronada HOA Community Board Meeting Minutes, taken by Greg Aviña –

July 22, 2025

1. Ann Clayton provided an update on uprooting of trees near creek and shared concerns with the affect on nearby homes. Currently we have bid on six trees behind Holly Forest and Pebble Brook around $13,0000. Shared additional concerns with other trees in the community. Additionally, concerns were shared regarding insurance coverage because of dying or aging trees. Recommended to inquire with NES to review pine trees that could be a risk to NES's power lines.
2. Parking: Robert is going to read into the rules and raise later vote for them to be adopted. Unlicensed recreational vehicles are prohibited in Coronada after August 8, 2025. Parking decals will be provided to homeowners. Request Rob C. for rules read out in meeting.
    a. Motion to approve rules change read out by Rob Crandall.
        i. Motion by Rob Crandall. Vote seconded by Rob Thomas
    b. Board members present [redacted]
    c. Question regarding enforcement of rules.
        i. Notice, $50, then repeated thereafter.
        ii. Need further discussion on homes that have parking pads in front of garage. Multiple on roads in the community.
3. Parking stickers: Deborah shared dates for parking decals. Bring license to identify yourself. Email will be sent to homeowners, and notice will be placed on door of clubhouse.
    a. Thursday, July 24 from 12 to 6 PM
    b. Friday, July 25, 12 to 7 PM
    c. Monday July 28, 10 to 2pm
    d. August 1, 8 a.m. to 2 p.m.
    e. M, W, F 10-2 PM with Weymouth also an option for parking sticker pick-up
    f. Sticker must be placed on the front left-hand corner of windshield
4. Assessment: Fee will be $2500 for all homeowners. Will begin October 1, 2025. This will be for three years. FY 2025 (October 2025 – June 2026), FY 2026 (July 2026 – June 2027), and FY 2027 (July 2027 – June 2028).
    a. The assessment fees will be stored in a separate account that is controlled by the Coronada Board with [redacted] Bank.
    b. 26 roofs need attention in the community – will be revisited by follow-up inspection by JPD

c. Motion to approve assessment of $2,500 for the next three fiscal years, beginning October 1, 2025.

5. Motion to remove McGarr and Associates as Property Manager. Will remain property manager until October 1, 2025. Motion made by Rob Crandall, seconded by Rob Thomas

[redacted]

c. Absent: Eileen Koesy, Cindy Million, Tracy Polanowski

6. The board will send notification to community on how to issue automatic payments for upcoming August 2025 HOA dues.
7. Nelson will remain as Coronada employee.
8. Deborah's financial update:

Operating Accounts:	Checking	$80,301.58
	[redacted] Bank	5,000.00
Total Operating Accounts		$85,301.58
Reserve Accounts:	Money Market	$ 8.980.33
	[redacted] Bank MM	69.007.39
Total Reserve Accounts:		$77,987.72
Total Cash		**$163,289.30**

9. Deborah provided update on meeting minutes and approval of four months of unapproved meeting minutes after previous Board President's resignation.
10. Dog incident in community: complaint made to Davidson animal control. No unleashed dogs in community. Community member shared walking schedule and stated she will use muzzle to prevent future incidents. Involved community members shared proactive measures taken by homeowner. Incidents brought to the board will be reviewed and proper measures taken.