MINUTES
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
August 26, 2025

I. Weymouth called quorum at 7:02 p.m. with 7 members present.
II. Roll call (dot means present)
- Weymouth Atkinson, president
  Greg Aviña, vice president [redacted]
- Deborah Campbell, treasurer
- Tracy Polanowski, secretary
- Cindy Million, member
- Eileen Koesy, member
- Rob Crandall, member
- Jean Nicholson, member
  Rob Thomas, member [redacted]

III. Proof of notice of meeting (Tracy). All monthly Board meetings occur on the **fourth** Tuesday of each month at 7:00 p.m. unless otherwise stated. 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.
MOTION: Deborah moved to approve the minutes from July 22, 2025; Cindy seconded. [redacted] passed [redacted]
V. Reports
A. President's report (Weymouth)
1. As of last week, we have terminated all contractors associated with McGarr & Associates; we're interviewing candidates and have hired a few new ones. McGarr has not given the Board a complete set of work orders; what we have begins in January 2025. When you hire someone to work on the outside of your condo, that is your responsibility, not the HOA's. Contractors who work at the Coronada (1) must have a current state license and (2) must have insurance. Weymouth and Nelson are working on fixing lights at the pool and on Bear Track and Holly Forest; they're checking lights at the playground that work intermittently.
2. Weymouth had a car towed from the clubhouse guest parking lot. The police officer who came told us that the license plate on the car belonged on a different car and told us to tow the car. The Board approved (at the agenda meeting last Thursday) a NO OUTLET sign to be placed at Coronada's entrance to let people know that they can't get to Highway 100 or anywhere else by coming through Coronada. Nelson will also install a stop sign at Chimney Hill across from Running Deer to stop people from cutting off drivers coming down Chimney Hill.
3. We're waiting for one more bid on the clubhouse roof project.
4. If you have a work order, and you haven't heard from Weymouth, please

let us know through email or otherwise that you do and what it is. We're working to take care of work orders that Brent neglected.

5. We have 30 people who still have not gotten their parking stickers. If you park in Coronada without a sticker, we will tow your car out of the complex.
6. In the next 10 days, we're going to start replacing the railroad timber ties/landscape timbers around the complex. There are some that are rotted out, and the dirt is washing out behind some of them. We just got a price on doing that.
7. Nelson is going to be trimming trees that are brushing up against gutters and roof lines because the branches are chafing the shingles. Also, Nelson is cleaning gutters and is going to be putting in new signs.
8. We have a contractor coming in on Friday to look at doing some gravel road repair/look at some cement jobs; this person also has a Bobcat, which he will use to push back the pile of leaves and branches up on the hill. He will also grade the road up there so that the rubbish truck doesn't have a problem getting in and out of that section of the hill.
9. The Board is going to hear 3 cases of homeowners: these are cases that were heard by past administrations that didn't allow them to put in any paperwork regarding their conversations. Weymouth looked back into the minutes at these items and has decided that we are going to hear these 3 cases shortly.

B. Vice President's report (Greg) [redacted]

C. Treasurer's Report (Deborah)

Sometime next week Deborah is going to do a separate meeting to talk about the budget, the assessment, and the options available to pay the assessment. She wants to set up a time for this meeting that will be convenient for most homeowners; she proposes either a meeting during the week or, if needed, on a weekend.

For now you can send your condo fee ($385) to AppFolio as we will get that money back, or you can leave a check in the Coronada mailbox. Please make your check payable to Coronada HOA, and it would be great if you could write DEPOSIT ONLY on the back of your check.

Operating Accounts:

[redacted]	$ 5,000.00
[redacted]	$ 90,316.03
Total Operating Accts.	**$ 95,316.03**
[redacted] MM	$ 69,007.39
[redacted] MM	$ 9,203.97
Total MM	$ 78,211.36
Total Cash Available	**$173,527.89**

D. Property Manager's Report (by Weymouth tonight)

Deborah and Weymouth spent four hours at [redacted] last week, during which they took everybody off the account and added Deborah (treasurer) and Tracy (secretary).

Next month we plan to have a podium, a speaker, and a PA; when homeowners/residents wish to speak to the Board, they will step up to the podium, tell their names and addresses, and then speak their piece. At this time of transition, **it is very important** to be able to have everyone's words documented in the minutes because this may at times end up in legal; and we think the podium will help us realize this goal.

Mr. Crandall said that if those who have outstanding work orders with McGarr would forward them to the Board, we would be grateful. Also forward any and all correspondence you might have had with him or any of his contractors because all of that has not been turned over to us; this information would be highly prized at this time [redacted] We decreased McGarr's spending power to $1,000. At last Thursday's agenda meeting, Eileen said that she heard of a neighboring HOA's allowing their manager to spend $3,500 without getting 3 bids; and the Board discussed doing this with Weymouth. A later telephonic vote accepted this number for Weymouth to spend as described, so it is important to get your work orders in so that we can try to get the "small stuff" out of the way quickly.

Suzan [redacted] volunteered her time to help you get onto AppFolio; look up your outstanding work orders, etc.; and take screenshots of these work orders, which could be very helpful if you are able to get work order numbers, names, or dates so that we can request specific documents from McGarr.

We have had lots of help getting ideas for potential new property managers, and we are actively seeking a new property manager. We have a job description, [redacted] and our time frame goal is to have a new manager by October 1, 2025; this may not happen by then, but we are working tirelessly on that.

Regarding the $2,500 assessment for this fiscal year (July 2025-June 2026): we are going to be frugal with the assessment money. It will be put into roofs, gutters, siding, and the reserve fund only. We were able to trim from the budget some things that McGarr was charging us for that we didn't really need; we'll go over all of that during the budget meeting. On the [redacted] Web site, the fee for the HOA condo fee auto deposit will be $0 (zero); Deborah negotiated it down from $2.50 per automatic payment (McGarr was going to charge $10). [redacted]

VI. Old/Unfinished Business

A. McGarr's jobs–no Walter, McNeese, or James Day; no Robinson Company

B. Forensic audit–need vote.

MOTION: Deborah moved for one forensic audit; Cindy seconded.

[redacted]

Discussion: Eileen asked whether they would look at one year or two; Deborah stated that they will look at the last three years.

[redacted]

passed [redacted]

Doing it all at one time also saves us some money. [redacted]

Please don't contact Nelson during the day to do things for you because it knocks him–and thereby us–off schedule. Come through Weymouth or the Board members, and we will get him out to you. We keep a record of what he's doing here; and we have to know where he is in case something happens to him, like his getting hurt. We would need to know where he is so we can keep him safe; he does a lot of dangerous work, and we need to be able to keep track of his whereabouts.

C. Homeowners should send work orders to the Board members now because AppFolio is going away.

VII. New Business

A. Chimney inspections. Must be done at least every two years. Due on 10-31-2025. [redacted] advised that homeowners avoid A1 High Hat for chimney inspections [redacted] stated that A1 Alliance was the chimney inspector that tried to "take everyone down the road" one year. Several people endorsed Black Hat as a good chimney inspector; Weymouth said that it's a father-and-son operation and that the daughter runs the office. Melba said that chimneys must be inspected every 2 years (not every year) and that this is the year that the inspections are due.

B. Watch out for snakes! Don't kill the dark gray snakes; they are rat snakes that eat rats and mice and are harmless to humans. Anne Clayton said it's illegal in Tennessee to kill snakes unless they are threatening you because they are in nature doing their jobs and should be left alone.

C. **Homeowners are responsible for getting written permission from the Board <u>BEFORE</u> doing any outdoor maintenance, work, changes, etc.** [redacted] had a question about getting permission to complete a wood-staining job at her condo. Mr. Crandall stated that we are in a bind because people

are taking it upon themselves to make changes that are the HOA's responsibility and then charging us on the back end, which cuts us out of the quality control and contractor pricing. He continued that [redacted] is on a change that was made by her, it is no longer the HOA's responsibility and that she does not need our permission to do work on it. Furthermore, he stated that we understand that, if you have a job that has not been done for years, you want to take it upon yourself to do something about it. However, this puts the HOA in a bind from trying to figure out whether we're responsible any longer. If you have an issue that the HOA is responsible for, you should **not** take it upon yourself to fix it and then expect to be compensated for it by the HOA. Weymouth stated that he has no [redacted] send him that work order.

Anne Clayton discussed needed tree work in the complex; she said not to be surprised if you see people in your backyard, with a roll of CAUTION tape, marking trees that need service. Please don't cut the CAUTION tape off the trees. She gave some recommendations on specific trees that may need to be cut down and said that it would cost $20,000 to $30,000 to get this work done. She also stated that the road up the hill to the towers needs work so that this cut foliage can be disposed of there. Weymouth said his next move, after hiring the man with the Bobcat to push back the plant matter that is already there, is to write a letter to AT&T's president. Because of his former relationship with the phone company, Weymouth said he knows what to say to get their attention; he will tell them that they're paying rent to this company and that the company is not taking care of their related responsibilities. He will also alert the Nashville Fire Department. [redacted]

Deborah thanked Anne for her email regarding the cleaning of dryer vents to prevent fires. Weymouth said that it was a dryer fire that burned down the 10 apartments nearby (they were completely burned–nothing left). He also said that if we catch fire in the complex, everyone should run as fast as they can toward Highway 70S.

Weymouth stated that residents may come to all of the Board's meetings with the single exception of executive sessions. For example, they can come to our agenda meetings; they cannot make comments, but they are welcome to observe. It will be posted on the bulletin boards by the mailboxes.

Gail Robbie suggested to make it a rule that everyone be required to have their dryer vents cleaned once a year, along the same time as Fire Safety Month and smoke detector battery checks (that's October). Mr. Crandall responded that the first thing that comes up with a new rule is how it's going to be enforced meaningfully. We have discussed that it is theoretically in our purview, in the Master Deed, to, such as with fireplaces, see whether a fireplace needs cleaning; and if it requires cleaning, and we do not receive proof of that cleaning, we could request a reasonable time to go into the unit, pay to have it cleaned, and then charge the homeowner for that cleaning. He stated that he is very much in favor of a rule about the lint; it is a threat to the entire community.

Motion to adjourn by Weymouth, simultaneously seconded by Deborah and Cindy. Adjourned about 8:10 p.m. Homeowners Forum occurred during the Board meeting.

CCA BOARD SIGN-IN SHE

WEYMOUTH ATKINSON, PRESIDENT
GREG AVIÑA, VICE PRESIDENT
DEBORAH CAMPBELL, TREASURER
TRACY POLANOWSKI, SECRETARY
CINDY MILLION, MEMBER
EILEEN KOESY, MEMBER
ROB CRANDALL, MEMBER
ROB THOMAS, MEMBER
JEAN NICHOLSON, MEMBER

HOA MEETING AUGUST 26, 2025 SIGN IN SHEET

