MINUTES
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
Fourth Tuesday of the month, February 24, 2026

I. Greg called the meeting to order at 7:05p.

II. Roll call (- = present; x = absent)

-Greg Avina, President
-Rob Crandall, Vice President
-Deborah Campbell, Treasurer
-Tracy Polanowski, Secretary
-Brenda Ellis, Member
-Mary Grissim, Member
-Jean Nicholson, Member
[redacted]

III. Proof of notice of meeting–The Email Team (Brenda and Mary) provided notice of this month's meeting in a new way: by email; they also posted notices on the bulletin boards, inside the clubhouse, by the mailboxes.

All monthly Board meetings occur on the fourth Tuesday of each month unless otherwise stated; changes are posted on the bulletin boards hanging inside the clubhouse. The Email Team sent reminders several days before the meeting and then another on the day before the meeting. Thanks, Email Team!

IV. Reports of officers

A. President's report

1. Board Vacancy Update–The Board voted to fill the vacancy with Susan Arsenault.
2. Winter Storm Fern update–Greg said that homeowners did a good job telling him about the damage to their homes; he reached out to contractors, which turned out to be expensive. Coronada is filing a claim with its own insurance to pay for Good Tree's work, so nothing is coming out of Coronada money for this work.

   Next steps: Greg said that if we missed any large limbs, to please let him know; he also said to let him know about smaller limbs too. If you have water intrusion into your home due to roof damage during the storm, let Greg know immediately as insurance may cover this type of water intrusion. Greg said that we don't have insurance coverage for trees explicitly; you may need to file a claim with your home insurance.

   We've been using Ragan Roofing; they're working with Coronada's claims adjuster to address damage to homes: they're going roof by roof, gutter by gutter, checking for damage and needed repairs. Ragan does good work, and we can trust them to do things the right way.

   Original external structures are next. For vacant condos, Coronada may need to look into a system for checking on these; owners will have to be contacted. Question: what is the deductible for Coronada's insurance? It is $1,000 for the claim we're making. Hunter says the separate deductibles, for

each homeowner's claim, that some people are recalling may be related to wind damage claims from the past. An arborist has been on campus.

3. The Board voted on the following:
   a. Additional tree clearing and snow/ice removal
   b. Salt before and after the storm
   c. Proceed with insurance claim on Coronada's insurance
   d. Approve 151 HF's USS work
   e. Work on three HF homes (121, 119, 117)–first pool of assessment funds
   f. Siding repair of 1010 PB

   All of the above votes were [redacted] and in favor.

3. Work Order Status–more later
4. Future Committees–Rules and Regulations; Landscaping. Steve Hornsby commented that research shows that task groups accomplish more when they are styled "teams" instead of "committees." So we'll keep that in mind.

B. Vice President's report–Rob Crandall had no report, but he is always ready to help by researching legal points regarding important issues and other things.

C. Treasurer's report

1. Operating account: $ 89,944.42
   Money market: $ 78,736.32
   Assessment: $169,997.84
   Total: $338,678.58
2. Comcast changes–Coronada's bill should be going down in March: we will have 2 cellphones for the office instead of landlines, which will save us $50 per month (that's $600 per year; thank you, Deborah!).
3. Insurance costs–These went up $1,000 per month/$12,000 per year.
4. Late fees–These are coming back because we're having trouble getting people to pay on time. For late assessment payments, the late fee is $100. The late fee for HOA dues (the $385 per month condo fee) is $25. So if you're late with these fees, you will be charged the above penalties going forward.
5. Delinquencies–we don't have many of these; we are working to remediate these.

D. Secretary's report. Thank you to the Email Team for sending all those reminders!

V. Report of Board of Managers See the rest of the minutes.

VI. Unfinished business

A. Property Manager search–Interviews–Metropolis, David Floyd & Associates, Timmons, and Facility Management Services (Faye Ellis' company). Two companies declined to be interviewed; Timmons didn't respond. Metropolis and David Floyd & Associates have been scheduled for March 16 & 18, 2026. Mary is looking for a third company.

VII. New business–There was a vote on using temporary help to clear behind retention walls, and clear out tree debris, between HF and CH spillway; [redacted] in favor.

VIII. For the Good of the Order–Brenda proposed that this be added to the agenda. This is to thank people for the good they've done. Thank you to Josh Faucett for clearing the turning lane on Highway 70S in front of Coronada!

Motion to adjourn 7:45p

ANNOUNCEMENTS

- ✓ Planning Commission Meeting–to ~~change zoning across the street from Coronada entrance~~
- ✓ The Coronada Book Club meets on the third Tuesday of the month at 6:00 p.m. All are invited to attend. Hunter Crabtree can tell you what book they're reading.