AGENDA
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
April 28, 2026

I. Greg called the meeting to order at 7:02 PM.
Roll call (dot = present; empty circle = absent)
- Greg Avina, President
- Rob Crandall, Vice President
- Deborah Campbell, Treasurer
- Tracy Polanowski, Secretary
- Susan Arsenault, Member
- Brenda Ellis, Member
- Mary Grissim, Member
- Jean Nicholson, Member
- Rob Thomas, Member

II. Proof of notice of meeting. Tracy posted notices on the bulletin boards at the clubhouse and emailed the announcement sheet to all homeowners who have given her their email address. The Email Team [Brenda and Mary] also sent reminders via email. **All monthly Board meetings occur on the fourth Tuesday of each month unless otherwise stated**; **changes are posted on the bulletin board** hanging inside the clubhouse. The Email Team sends reminders several days before the meeting and then another the day before the meeting; thank you, Email Team!

III. Reports of officers

A. President's report.
1. Vote on soliciting a CPA.
2. Update on property search. Final contract review is scheduled for final morning. Pending contract final review, the likely candidate is Ghertner.

B. Vice President's report.
1. Revisions to parking rules.
a. Parking decals required for residents' vehicles (2 per household and $50 for additional).
b. No parking between road and carport/garage. This does not apply to units with full length driveways between the road and garage/carport.
c. Contractors are subject to the same parking rules. Contractors must be parked in resident carport, driveway, or guest parking.

Discussion regarding parking between carports and the road ensued. Board direction is that we will review homeowner complaints, but ultimately this rule modification will improve the image of Coronada and prevent cluttering vehicles through our roads that impede traffic flow through the community and block residents' access to their driveways, carports or garages.

C. Treasurer's report.

Operating account:	$199,257.25
Money market:	$102,747.17

Assessment: $174,280.35
Total: $476,284.77

D. Secretary's report. Please check the bulletin boards when you come to get your mail. If you're going to sell your unit soon, please be sure to pass your pool key on to the buyer(s); a replacement pool key is $50.

IV. **Report on the Board of Managers.** The Board is finalizing the selection of the property manager. See also the rest of the minutes.

V. **Reports of Committees**. Kudos to Kendra and the landscaping committee on their work beautifying the community.

VI. **Unfinished business**. Property manager candidates – see above.

VII. **New business**. None

VIII. **For the Good of the Order**. Brenda thanked Kendra for her energy devoted to the Landscaping Team.

Motion to adjourn the meeting at 7:43 PM

ANNOUNCEMENTS

- ✓ Book Club–meets the third Tuesday of the month at 6p in the clubhouse. You can find out which book they're reading by talking with Hunter Crabtree.

HOMEOWNERS FORUM.

Please do not spend money making repairs that the HOA is responsible for and then expect Coronada to reimburse you. If you solicit vendors independently for items that are Coronada' s responsibility, the proposals must be submitted to and reviewed by Coronada HOA for the cost to be reimbursed to a homeowner. Otherwise, the homeowner assumes the cost of any work solicited without the involvement and approval of the Board.

[redacted] damage to her deck boards – Greg confirmed that a contractor was scheduled to review the condition the following morning. [redacted] also asked about riding her bicycles in the complex because she read that vehicles without tags/registration were prohibited on Coronada property; Mr. Crandall assured her that this rule refers to motorized vehicles.

[redacted] asked everyone to please stop at the four-way stop signs by the clubhouse because he has almost gotten hit so many times at that intersection.

[redacted] voiced concerns of a homeowner's dog and their physical inability to retrain their dog at times. [redacted] confirmed the validity of the concerns and referenced a previous situation involving his own dogs, in which the homeowner was unable to restrain their dog. [redacted] wills share documentation with the board regarding local and state leash laws.

[redacted] reported that she has been approached by homeless people while she is walking her dog in the complex at night.

[redacted] He also stated that a new out-of-state company has bought [redacted] He says he doesn't know what the solution is. He said anybody who wants to help write letters to clean up our community, now's a good time because there is strength in numbers.