Coronada Condominiums

Association Name:	**Coronada Association**
Type of Meeting:	Board Meeting
Meeting Date:	6/23/26
Call to order:	7:12 pm
	The meeting began with introductions of the Board members , homeowners, and Keene Miller, as the new Community manager from Ghertner & Company.
Location:	Clubhouse and via Zoom
Attendees:	President Greg Avina, Vice President Rob Crandall, Secretary Tracy Polanowski, and members Susan Arsenault, Brenda Ellis, Mary Grissim, and Jean Nicholson were present, with Rob Thomas attending via Zoom. Keene Miller attended in person on behalf of Ghertner & Company. [redacted]
	Twenty-five or more homeowners were represented in person or via Zoom.
Meeting Minutes:	No minutes were presented for approval at this time.
Treasurer's Report:	President Greg Avina presented the treasurer's report. He reported that the operating account had $121,661.04 and the money market had $102,783.51. He confirmed the assessment fund was $198,151.33 and confirmed the total assets were $422,595.88.
	Ms. Miller reported that accounting was still working on the financials for the HOA, as formal financial statements had not been created since the departure from the previous management company.
Officers Report:	**New Committees:** Vice-President Rob Crandall announced the reinstatement of two committees: an Architectural Committee with himself, Greg Avina, and Hunter Crabtree as members, and a Rules and Regulations Committee with Rob Crandall and Greg Avina as initial members.
	Vice-President Crandall presented the amended rules and regulations to the board for adoption, which included updates to parking, trash, and use regulations.
	The board [redacted] approved the changes, which included stricter enforcement mechanisms and revised violation processes.
	Rob Crandall made the motion, Greg Avina seconded, and the motion carried [redacted]

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Key updates included requiring homeowners to be provided decals to be temporarily authorized, implementing a 30-minute grace period for parallel parking, and expanding Trash collection hours are from 6:30 AM to 9 AM.

Manager Report:

Ms. Miller discussed the Ghertner portal access for homeowners to review any governing documents, including rules & regulations, Bylaws , financials, and minutes, among other documents.

She provided contact information for Home Services at hsr@ghertner.com or 615-255-8531 to assist with portal access and account setup.

She continued to report that the assessment information has not been added to the portal yet, as accounting is still processing the ledger data to be entered.

Ms. Miller explained that late fees will not be charged in June and will only begin after July 1st if the system is fully set up by then. She provided guidance on paying HOA fees and assessment charges through the Ghertner portal, recommending that homeowners continue following their regular payment structure.

Unfinished Business:

Assessments: President Avina announced changes to assessment payment plans, noting that payments after July 1st will incur late fees starting in the new fiscal year if not received by the 10th, and outlined three payment options:

The three ways to pay the FY 2026/2027 Assessment:

a) Plan 1

$2,500 July 2026. $208.34
August 2026. $208.34
September 2026. $208.34
October 2026. $208.34
November 2026. $208.34
December 2026. $208.34
January 2027. $208.34
February 2027. $208.34
March 2027. $208.34
April 2027. $208.34
May 2027. $208.34
June 2027. $208.26

b) Plan 2

$2,500 July 2026. $600.00

August 2026. $130.00
September 2026. $130.00
October 2026. $130.00
November 2026. $130.00
December 2026. $130.00
January 2027. $130.00
February 2027. $130.00
March 2027. $130.00
April 2027. $130.00
May 2027. $130.00
June 2027. $600.00

c) Plan 3

$2,500 One-time payment for Year 2 Assessment, due by October 30, 2026.

Ms. Miller explained that the 2026-2027 budget has not yet been completed as the ledgers are being uploaded to individual accounts, but residents will continue paying current rates until the new budget is approved and communicated via email and mail.

Director Grissim requested the need for a comprehensive assessment plan detailing specific repairs and budget allocation for years two and three, including the number of roofs and siding to be repaired.

Ms. Miller agreed to work with the President, the Vice President, and the Treasurer to develop a plan for the board's review and approval.

Insurance Claims: The Board discussed the ongoing insurance claims related to recent storm damage. Ms. Miller clarified that the Association's insurance coverage applies only to structural damage. Homeowners who believe they have storm-related structural damage were encouraged to submit a work order and clearly note in the subject line that it is an insurance claim. If a work order has already been submitted, homeowners should update the existing request with this information rather than creating a duplicate work order.

New Business: Nothing discussed at this time.

Homeowner Input: The Board and the homeowners discussed the need to clean up dry vegetation around common areas, which could become fire hazards.

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Ms. Miller addressed questions about tree removal in common areas, explaining that she will have Newcomb Tree Services perform an annual tree inspection every year. Nelson will handle the small requests.

Community Cleanup Day was scheduled for July 18th at 9 a.m. at the clubhouse. The group discussed having volunteers clean up common areas and potentially providing bags for homeowners to clean up limited common areas and around their properties. The Board decided to refine the scope of work after the meeting and make an announcement to the community about the cleanup plans.

The membership addressed safety concerns about the playground, including exposed stone and potential electrical hazards, and agreed to budget for mulch to address these issues. Ms. Miller will address the lighting concerns.

The Board thanked Kendra Faucett for planting monkey grass around the clubhouse.

An owner requested that vendors display their business names and contact information on their trucks for identification and safety purposes.

The group also addressed parking regulations, with Secretary Tracy Polanowski managing temporary guest passes and requesting homeowners to contact her for parking permissions, and discussed the need for better tracking of rental properties within the community.

The Homeowner discussion ended with announcements about the Coronado Book Club meeting on the third Tuesday of each month at 6 PM

Adjourn: The Meeting adjourned at 8:15 PM with Tracy Polanowski making the motion and Susan Arsenault seconding.