Coronada Condominiums

Association Name:	**Coronada Association**
Type of Meeting:	Board Meeting
Meeting Date:	8/25/26
Call to order:	7:10 pm The meeting began with introductions of the Board members , homeowners, and Keene Miller on behalf of Ghertner & Company.
Location:	Clubhouse and via Zoom
Attendees:	President Greg Avina, Vice President Rob Crandall, Treasurer Mary Grissim, Secretary Brenda Ellis, and Manager. Members Tracy Polanowski, Susan Arsenault, and Jean Nicholson were present. Keene Miller attended in person on behalf of Ghertner & Company. Manager Rob Thomas attended via Zoom. [redacted] Eighteen homeowners were represented in person and ten homeowners via Zoom.
President Report:	President Avina [redacted] Mary Grissim becoming the new Treasurer. He reported that [redacted] Brenda Ellis had been appointed to that role.
Meeting Minutes:	Rob Crandall motioned to approve the 7/28/26 board minutes, seconded by Greg Avina, and the minutes were [redacted] approved. The 8/24/26 Executive minutes were approved by Rob Crandall, making the motion, and seconded by Greg Avina.
Treasurer's Report:	Ms. Miller reported that the operating account had $120,639.50 and the money market had $114,826.46. She confirmed the assessment fund was $187,012.44 and confirmed the total assets were $422,478.40. Rob Crandall motioned to approve the treasurer's report, seconded by Tracy Polanowski, and the report was approved. The Board discussed the missing invoices or receipts per month from October 2025 to May 2026, presented by Ghertner & Company, which led to Mary Grissim making a motion to form a task force to investigate and reconcile the financial records. The motion was seconded by Greg Avina, carried, and approved.

Coronada Condominiums

One task is to look for 6–10 missing invoices and receipts per month between Oct. 2025 and May 2026, according to a document from the Accounting Department provided by Ghertner & Company. Amounts are known but need documentation as to what they were written for/or written to. Also, collecting all of Tim Rector and Nelson's invoices for the year.

The task force volunteers included Mary Grissim as the Chair, Homeowner Ed Tepper, Susan Arsenault, Tracy Polanowski with others invited to join via emailing Mary Grissim. Once all volunteers are reviewed, Treasurer Grissim will announce the task force members.

The meeting also covered the [redacted] financial account balances, and a motion was carried to add [redacted] for the [redacted] accounts, with additional signatories including [redacted]

Officers Report: No report was given at this time.

Manager Report: Ms. Miller reported on various ongoing projects and action items from previous meetings, including work on assessment spending plans, roof prioritization, and various property maintenance tasks.

Ms. Miller provided an update on the insurance claim process for gutter damage, explaining that a single roofing company will assess and address storm-related damage across the community. He will transition to six-inch gutters with leaf guards.

Unfinished Business: Ms. Miller will provide the 2026-2027 Budget at the next meeting after Board Approval.

New Business: Motion/Voting: Greg made the motion to approve to the following and Mary Grissim seconded. The Board Discussed the following:

a) To obtain quotes for tennis court resurfacing was approved.

b) To obtain quotes for playground maintenance (playground set, playground perimeter barrier, weed barrier, woodchips) was approved.

c) To obtain quotes for tree cleanup on top of hill from winter storm was approved.

Coronada Condominiums

d) To obtain quotes for bridge restoration at top of hill, by playground was approved.

e) To obtain quotes for (4) new chairs and (2) new swing sets was approved.

f) Motion to accept Ragan Roofing's bid of $4,650.00 to replace roof and undersized gutters at 139 Holly Forest and draw funds from Year 1 assessment funds. The Assessment Committee reported that was part of their review.

g) Motion to get quotes for the roofs that the Assessment Committee recommended from the following vendors: AusterMiller, Ragen Roofing, and Professional Roofers

h) Motion to enter Ghertner's rental program with the approved Membership votes required within the Bylaw for an amendment was approved.

i) Motion to have Rob Thomas research to define the market value of the easement of the hill property with the cell towers was approved.

j) Motion to request drafted policy [redacted] for new flock camera system was approved. [redacted]

The Board discussed the following proposals:

a) GMR Gutter Cleaning: The Board declined since the Head Brothers' contract included this service.

b) Head Brothers: The Board also reviewed and approved Head Brothers' landscaping contract worth $19,400 annually, which includes gutter cleaning, leaf removal, and creek maintenance services.

Greg Avina made the motion, and Mary Grissim seconded. The motion carried.

c) 133 Hose Spigot: The tabled this discussion.

d) Drain Bason Cleaning located at Guest Parking between 131 and 133 Holly Forest: The Board decided to table this discussion and decided to obtain a quote for all drainage bason cleaning.

e) 121 Drain Cleaning: Same as above.

Coronada Condominiums

f) 114 Roof Repair: Ms. Miller will send this request to the Assessment Committee for review.

g) Tim's Playground Quote: Tabled until the scope of work is determined.

h) 143 HF Siding and 143 HF Deck Quotes: Mary Grissim requested that this be moved to the Assessment Committee for review and triage.

j) Crown Castle Crown Proposal: This was tabled until Mr. Thomas' research was completed.

k) 318 Chimney Hill Quote: The Board approved the quote for $1,931.21 after determining the repair to be necessary to prevent water intrusion, with Greg Avina making the motion and Tracy Polanowski second. The motion carried.

l) Greg Avina made the motion to approve 139 Holly Forest's foundation repairs from USS in the amount of $8,372, Susan Arsenault seconded, and the motion was [redacted] approved.

Assessment Report: The assessment committee, chaired by Mary Grissim, presented a plan to address 118 current work orders, with 50 falling under assessment funds for roofs, gutters, and siding issues. Of these, 26 were identified as critical, with 7 prioritized for immediate action starting in the first week of September. The committee is also planning to analyze 54 additional roofs scheduled for replacement, aiming to bundle projects for better pricing and efficiency.

Homeowner Input: The board discussed the installation of security cameras, with concerns raised about the approval process and associated costs. Ms. Miller explained that while the cameras were installed, they are not yet active pending the development of privacy policies and proper documentation. The board acknowledged concerns about evidence of crime incidents and liability issues, with Rob Crandall clarifying that the cameras are intended primarily to deter some crime, for important crime documentation, and a direct line to the police rather than for monitoring residents. The discussion also touched on the need to revise the reserve study and address various maintenance issues around the property.

Coronada Condominiums

The homeowner disputed the Board's authority according to Article 5, Section 13 of the Bylaws. [redacted]

Other topics were the reserve study, safety issues, and preventive maintenance for the crawl spaces.

Adjourn: The Meeting adjourned at 9:15 PM with Greg Avina making the motion and Rob Crandall seconding.