Coronada Condominiums

Association Name:	**Coronada Association**
Type of Meeting:	Board Meeting
Meeting Date:	9/22/26
Call to order:	7:04 pm
Location:	Clubhouse and via Zoom
Attendees:	President Greg Avina, Vice President Rob Crandall, Treasurer Mary Grissim, Secretary, Brenda Ellis, Manager, and Jean Nicholson were present. Keene Miller attended in person on behalf of Ghertner & Company. Manager Tracy Polanowski and Manager Rob Thomas attended via Zoom. Nineteen homeowners were represented in person and via Zoom.
President Report:	President Avina announced changes to the meeting format, stating that future meetings would be conducted as board meetings with homeowner questions held until the end to improve efficiency. President Avina announced two recent vacancies due to the resignations of Susan Arsenault and Deborah Campbell. He thanked both of them for their service on the Board. President Avina made the motion to fill one vacancy by nominating Josh Faucett to the Board of Managers to serve the remainder of Susan Arsenault's term, which expires in January 2027. Jean Nicholson seconded, and the motion was [redacted] approved, with Mr. Faucett accepting the role as a Manager. The board decided to send a notice about the remaining vacancy to the community to seek another Manager to fill the last position. The President made other key announcements, including the pool closing on October 1st, chimney and dryer vent inspections due next year in odd years, and an upcoming Architecture Committee open house on October 3rd from 9-12 PM for homeowners to review original home plans.
Meeting Minutes:	Rob Crandall motioned to approve the 7/28/26 board minutes, seconded by Greg Avina, and the minutes were [redacted] approved.
Vice-President Report:	Vice-President Crandall reported that the HOA legal counsel had drafted a camera policy for the Board to review. The Board discussed the License Plate Recognition (Flock) program and drafted policy. [redacted]

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[redacted] He proposed amending the policy to allow homeowners to opt out of LPR and requested more discussion before voting on any approvals at this time.

Treasurer's Report: Ms. Miller reported that the operating account had $128,374.27 and the money market had $114,849.77. She confirmed the assessment fund was $187,012.44 and confirmed the total assets were $430,236.48. She reported that the HOA should have full financials to review at the next meeting.

President Avina motioned to approve the treasurer's report, seconded by Treasurer Mary Grissim, and the report was approved.

Mary Grissim, the Task Force Chair, reported progress on obtaining the missing invoices for over 100 checks, stating that about 90% of the missing information had been collected. She is completing a report to give Ghertner's Accounting to process the missing information.

Officers' Report: No report was given at this time.

Committee Reports: **Assessment Report:** Mary Grissim, the Chair, reported the Assessment committee's goal is to keep all homeowners informed on their progress and created an online tracker with a QR code on a map for viewing in the clubhouse. She reported that an email would be sent out the week of 9/28, with more updates on the 1 st year.

She reported the projects are the following:

- Phase 1 (in progress)

  Ragan contracts signed for Holly Forest roofs/gutters: 103, 108, 109, 117, 121, and 139 for approximately $67K to $70K

- Phase 2 (Quotes have been received for 4 roofs, 2 gutters – job not awarded yet.
  a) Roofs: 114, 127, 129, and 135 Holly Forest.
  b) Gutters: 101 and 115 Bear Track.
  c) Quotes from Shrum, Ragan and Austermiller have been received the roof package

- Phase 3 is being evaluated with 7 more homes, gutters and siding

a) 105 Holly Forest, 300 Chimney Hill, 143 Holly Forest, 310 Chimney Hill, 151 Holly Forest, 915 Holly Forest (gutters + siding together) and 815 Running Deer. Carports deferred.

Open House: Mary Grissim reiterated that the ARC Open House, 10/3/26.

The Architecture Review Committee will host a Maintenance Open House on Saturday, October 3, from 9:00 a.m. to noon at the Coronada Clubhouse. The purpose is to help homeowners better understand which home repairs and maintenance items are the responsibility of the Association and which are the homeowner's responsibility.

Committee members will be available to answer questions, and original drawings of Coronada homes will be available for residents to review and photograph. Particular attention will be given to identifying exterior additions or modifications, which are the homeowner's responsibility.

The goal of the Open House is to help residents understand these guidelines before a maintenance issue arises and to provide greater clarity about maintenance responsibilities throughout the community. She ended her report stating she hopes everyone can attend.

Manager Report:

Ms. Miller reported on various ongoing projects and action items from previous meetings. She updated the Board that the draft 2027 budget was near completion and was waiting on some figures regarding the property taxes.

Ms. Miller provided an update on the insurance claim for gutter damage. She reported that Professional Roofers were actively working with the insurance adjuster to make sure all gutters damages from the storm were included in the claim and submitted to the insurance for payment.

She reported the no trespassing form had been returned to the West Precinct Police Department for property patrols and crime emergencies giving the police the authority to act appropriately while on site.

She reported she is working with Accounting to get the financials corrected and issued as soon as possible.

Unfinished Business:

2027 Budget: Ms. Miller met with the Executive Managers to review the draft 2027 budget before the meeting. She will make

some changes and present to the entire Board of Managers. Once approved, the approved Budget will be presented to the homeowners.

Market Value on Towers: Manager Rob Thomas is still compiling information.

Google: The Board discussed and will vote via email.

New Business:

[redacted]Tree / Vehicle Incident: Rob Crandall reported a sycamore tree had fallen and hit a vehicle recently. The Board determined that the tree had been reported as dead or diseased but had not removed the tree; therefore, the Board has agreed to review two quotes provided by the homeowner to get the vehicle repaired.

Proposals

a) Playground Tree Quotes: President Avina made the motion to have The Good Tree Company complete the necessary tree removal for $1,500 at the playground, Tracy Polanowski seconded, and the motion carried.

b) Foundations:

903 Holly Forest and 905 Holly Forest foundations quotes totaling $33,173.8 were reviewed, and the Board selected USS to make the repairs with President Avina making the motion, Brenda Ellis seconded, and the motion carried.

c) Board approved The Good Tree Company's quote for $2,500 for removing dead trees along Holly Forest for the Assessment.

4. The following items were approved via email and ratified:

a) Phase I Assessment for $67,193.34

b) 306 Chimney Hill Foundation for $4,664.00

5. Open Discussion

Homeowner Input:

During the homeowner forum, several residents raised concerns about tree assessments, insurance claims processing, parking rules, pet fence violations, and security camera implementation, with the board addressing these issues and promising follow-up actions on specific matters.

Adjourn:

The Meeting adjourned at 8:17 PM with Greg Avina making the motion and Rob Crandall seconding.