

Coronado Court Homeowners Association
Annual Meeting
January 21, 2019

The meeting was called to order by Richard Emmert at 6 p.m.

It was determined that a quorum was not present as there were only 5 proxies presented and 4 owners in attendance.

The 2019 Proposed Budget was reviewed. The only change that needed to be made to the budget was the insurance category. CBCPP gathered quotes from several insurance companies and ultimately switched from American Family Insurance at approximately \$10,500.00 per year to Knode & Associates at approximately \$8,500.00 per year. Since the insurance was lowered, the net income was changed from a negative balance of \$1,089.00 to a positive balance of \$1,411.00.

The landscape maintenance was discussed at length. CBCPP will continue gathering quotes for new landscape vendors to provide the following services; Weekly mowing of common area and front lawns from April through October, fall Clean up twice, weed spray all rock areas & front lawns, removal of Elm tree saplings, tree and bush trimming on front scope of buildings only and weekly clean-up of dumpster area. CBCPP will also obtain quotes for cleaning out the gutters.

Penny had someone look at her tree, which the HOA had trimmed last year & the job was done very poorly. The bid for treating the tree so it does not die is \$147.25. Penny gave the estimate to the Board & CBCPP as the trees are the HOA's responsibility.

Trash is always being left around the dumpster area. Instead of hiring someone to clean it and haul off the junk, Richard has volunteered to do it for the remainder of the year instead of spending the money since the HOA cannot offer any projects at this time. CBCPP will also contact the trash company to see about keeping the dumpster area locked with a pad lock so that people cannot see all the garbage that gets left.

Jerry motioned to approve the 2019 budget at \$66.00 per month with the change in insurance premium. Richard seconded the motion; there was no opposition from Penny or Bob. The motion was passed.

Jerry would like the HOA to have CBCPP's attorney review the governing documents to see what else can be done with the delinquent owners. Alicia with CBCPP advised that the severely delinquent owners had been turned over to an aggressive collection agency and liens had already been placed on the

property a long time ago. The HOA cannot afford to have an attorney review their documents.

Current Board members are Richard Emmert, Bob Roemer, Kerry Lozano. Richard asked for volunteers to be on the Board. Penny and Jerry volunteer but Jerry ultimately changed his mind and does not want to be on the Board at this time.

Richard motioned to approve the current Board members with the addition of Penny Zotto. Penny seconded the motion; Bob and Jerry were in favor of the motion and the Board was approved.

The meeting was adjourned at 8:30 p.m.

The minutes were taken by Alicia Criswell with Coldwell Banker Commercial Prime Properties.