

## **Coronado Court Subdivision Homeowners Association**

Owner's present – 8 and proxies present -5.

Meeting called to order at 7:00 PM by Richard Emmert. Richard started with the introduction of Board & owners. Richard explained management company duties.

Penny read meeting minutes (2019) aloud to owners present.

Richard stated that the 2019 meeting minutes reflected the HOA had several delinquent owners and no funds. However, the HOA was able to collect from the delinquent owners and now has approximately \$23,000 in the bank.

Penny motioned to approve minutes. Richard seconded- approved.

Paul gave a proxy and told Richard and Penny he would volunteer to be on Board. Penny and Richard will stay on & Bob Roemer. Richard motioned, Penny seconded and all owners unanimously approved Board.

Penny went over the progress that the HOA has completed over the past year; Rock in common area, tree trimming, rock in some front yards, repairs of painting of soffit and fascia.

Richard stated Board cannot increase dues more than 5% without 60% or owners voting in favor of increase above 5%. Richard advised owners that Board has tried, unsuccessfully, to increase dues to be able to save for major roof replacements. Dues should be raised to about \$86 per month to be build a reserve fund. HOA has not been able to get a quorum to increase dues.

Richard explained that Board ultimately had to turn delinquent owners over to the attorney last year and collected from four owners and foreclosed on one unit. Board will not let owners get behind again. Currently two owners are delinquent one has been turned over to the attorney and the other is on a payment plan.

Richard, Alicia and Penny went over budget; no owners had questions.

Ami motioned to approve budget; Penny seconded – all in favor – approved. Penny suggested dog waste section in common areas and that the gutters need cleaned out.

HOA can expect to have some siding repairs done as there are some areas that are rotting and need replaced.

Meeting adjourned at 7:30 PM.