



CORONA LAURELWOOD HOMEOWNERS ASSOCIATION

ANNUAL MEETING
REGULAR MINUTES
MARCH 12TH, 2019

MEETING NOTICE: Upon notice given and received, a Regular meeting of the Board for Corona Laurelwood Homeowners Association was held on March 12th, 2019 at 6:00 PM, at the Public Library, 650 S. Main Street, Corona, CA 92882.

CALL TO ORDER: The meeting was called to order at 6:01 by President.

ATTENDANCE: Directors Present: Salvador Lopez, President
Pat O'Herron, Treasurer/Secretary
Manuela Wenner, At Large

Directors Absent: None

Management: Jeremy Elgin, Diversified Association Management

Others: Chris Bostrom, 1StopPoolPros
Roy Cruz, Securitas
Susan Struder, Inspector of Elections

ANNUAL MEETING: The Inspector of Elections, Susan Studer, was in attendance for the tabulation of ballots for the 2019 Annual Meeting. She reported that she had 37 of the 58 ballots needed for quorum. A motion was made, seconded, and carried 3-0 to not reconvene the Annual Meeting.

ORGANIZATIONAL MEETING:

The Board conducted the Organizational portion of the meeting to choose Board seats; they are as follows:

- Salvador Lopez, President
- Pat O'Herron, Treasurer/Secretary
- Manuela Wenner, At Large

OPEN SESSION

HOMEOWNER FORUM: 1171 – A Stone Pine Lane was present; discussed trimming of Ficus Trees near Stone Pine Lane Perimeter wall.

MINUTES: February 2019 Minutes were reviewed, approved 3-0.


FINANCIALS: The Board accepted the November 2018 and December 2018 financial reports with corrections. Water and Gas Bills requested.

The Board accepted the January 2019 Financials, with the following exceptions:

- Pg. 57: Verify amount paid on G/L 70000, 70010, 70020.

The Board accepted the February 2019 Financials, with the following exceptions:

- Pg. 96: G/L 60000 and 600010 need corrections for this month.
- Pg. 98: Verify amounts paid on G/L 70000, 70010, 70020, 70050.

UBS: 
coronalaurelwoodhoa.com/minutes

The Board reviewed the UBS statements.



CORONA LAURELWOOD HOMEOWNERS ASSOCIATION

MANAGEMENT REPORT

- Work Flow Chart:** Progress on maintenance items was reviewed.
- Yearly Calendar:** The Yearly Calendar was reviewed.
- Patrol Report:** Roy Cruz of Securitas was present to answer questions from the Board. The Board directed management to notify Securitas that the Board is seeking a 50% Rebate for the services performed from October thru Current.
- Parking Permit and Pool Key Requests:** The Board reviewed approved Parking Permits and Pool Key Requests.
- Recent Maintenance:** The Board reviewed recently completed maintenance.
- Incoming Correspondence:** The Board reviewed incoming correspondence from website notifications and emails to management. The Board directed management to notify Five Star of complaint from resident.

LANDSCAPE REPORT & PROPOSALS

- Tree Trimming:** The Board reviewed Five Star tree trimming proposal # 1176, tabled.
- Landscape Maintenance:** The Board reviewed recently completed landscape maintenance. A motion was made, seconded, and carried 3-0 to approve Five Star proposal # 1180 for \$9301.

UNFINISHED BUSINESS

- Pool Service Review:** Chris Bostrom of 1StopPoolPros was present to answer questions from the Board regarding summer scheduling and current equipment. The Board asked 1StopPoolPros to provide bids for Immediate Needs, Future Maintenance, and Other Upgrades. A motion was made, seconded, and carried 3-0 to approve the 2-Day Summer Pool Service option provided by 1StopPoolPros.
- Pet Signage Installation:** No action needed, Board waiting for completion.
- IT and Restroom Maintenance (Lighting, Switches, Water Heater):** The Board reviewed past water heater approval. The proposal for ReKeying from GD Williams was tabled.
- Fiscal Year Audit/Tax Preparation:** The Board directed management to schedule conference call with Board, Diversified, and Susan Glenn.
- Onsite Reserve Study:** Scheduled, awaiting completion.
- Social Events:** Tabled.



CORONA LAURELWOOD HOMEOWNERS ASSOCIATION

Silk Tree Entrance Signage and Lighting:

The Board reviewed Champion Electric proposal for Silk Tree Entrance. Tabled.

Wrought Iron Repair:

The Board approved change order from Kim Iron Works for an additional Handrail and Security Camera Pole Extension at a cost of \$600.

**Pool Common Area Repair/
Maintenance/Access Control/
Lighting:**

The Board reviewed the proposals for concrete replacement in the Pool Area. Bids from Truly Green Designs #1255 and #1267, GD Williams #0048, Champion Electric # GB19031 and # GB19032, and Express Signs #1006 were tabled.

Tree Replanting:

Tree Replanting discussion tabled.

Fullerton Entrance Planter:

The Board reviewed entrance planter proposals by Five Star; tabled for more options from Five Star.

Stone Pine Green Belt Back Area:

The Board reviewed Stone Pine Green Belt landscape proposal from Five Star; tabled.

Common Area/Street Lighting:

The Board reviewed lamp fixtures for the common area lighting. GD Williams to install one Pole Fixture and One Garage fixture.

CC&R Update Review:

The Board reviewed the CC&Rs update progress from David Cane.

Patrol Bids:

The Board reviewed a bid from American Power Security for parking patrol. Tabled.

NEW BUSINESS

Insurance Renewal:

The Board reviewed the insurance renewal information from Berg Insurance; a motion was made, seconded and carried 3-0 to approve the renewal.

**Satellite Dish Notification Form
Update:**

The Board discussed the incorporation of the Satellite Dish Policy in the CC&Rs update.

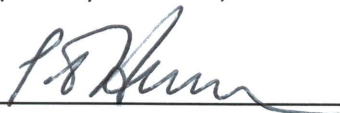
Solar Panel Guidelines Discussion:

The Board discussed the incorporation of the Solar Panel Guidelines into the CC&Rs update.

ADJOURNMENT:

With no further business to conduct the Regular Meeting was adjourned at 8:40 PM.

Respectfully submitted,



Secretary

coronalaurelwoodhoa.com/minutes



Date