



CORONA LAURELWOOD HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors' Regular Session Meeting
Teleconference
April 8, 2021

Board Members Present:

Salvador Lopez, President
Patricia O'Herron, Treasurer
Maverick Terrazas, Member at Large

Board Members Absent:

Homeowners Present:

None

Management:

Jeff Baker, CAM, The Management Trust

CALL TO ORDER

Director Lopez called the meeting to order at 6:05 p.m.

EXECUTIVE SESSION DISCLOSURE

An Executive Session was held before this meeting for the purpose of discussing member delinquency, member discipline, and any legal or contractual matters.

APPROVAL OF MINUTES

The Board reviewed the draft meeting minutes from the regular session held on March 11, 2021. A motion was made by Director O'Herron and seconded by Director Lopez to approve the meeting minutes as submitted. The motion passed 3-0.

FINANCIALS & DELINQUENCY ACTION

Acceptance of Financial Statements February 2021 *Board action required*

Reserve Funds Contribution: Corona Laurelwood is making monthly reserve contributions according to schedule. Reserve Contribution per month, \$25,711.33.

AP liabilities exceed the operating account: N/A

Demonstrated trend of running over budget on operating expenses: N/A

When Operating or Reserve account balances show a trending decline that is unexplained (e.g. no recent large projects completed) that will indicate an oncoming trend of being short on cash-N/A

When a GL account shows a variance to budget by more than 10% (+ or -)

February – 60100 Office/Postage (\$2,287.49) Includes statements, violation letter mailings and annual meeting related mailings. 61020 R&M Common Area (\$653.08) Misc. handyman and general repairs to common area. 61300 Landscape Controllers (\$430.33) for annual subscription service renewal (reimbursed to Salvador Lopez).



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- A. **Delinquent account overview.** Detailed discussion should take place in Executive session.
- B. **Approval of Liens (CA) None for this meeting.**
Please be reminded that per civil code, discussion must be held in an Executive Session and the decision to file the lien must be made in an open Board meeting.

Lien Authorizations-N/A

MANAGEMENT REPORT

Action List – The Board reviewed the action list created at the meeting held on March 11, 2021. The Board instructed Management to follow up on the wall light to be installed at 1173-C, lock to pool equipment room (add a steel plate to reinforce and protect the latch), and to ask handyman Greg if he can bid the restroom remodel.

Work Order Log – N/A

UNFINISHED BUSINESS

Pool Deck Replacement –Mark Lacher from Integrated Pavers was present and presented how he plans to do the pool deck project along with proposed start date of April 26th with estimated completion date of May 22nd, dependent upon supplies, weather, and permitting issues that could change the time line. The Board also reviewed a revised proposal for \$119,608.

Board Action: A motion was made by Director Lopez and seconded by Director O' Herron to approve the revised proposal as submitted by Mr. Lacher in the amount of \$119,608 that is going through the TRACS program with the Management Company. The motion passed 3-0.

Roofing Proposals (Pg. 111-122)

Enclosed for the Board's review are the proposals from the roofers who had presented at the last meeting. DePinho and Adco have enclosed revised proposals for the base cost.

- EC Roof: \$1,895,000.00
- DePinho Roofing: \$1,491,386.00
- Adco Roofing: \$1,685,000.00

The Board asked Management to set up a meeting with DePinho and Adco to go over their proposals and see the vent sample they would like to present.



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Proposals for Wrought Iron Fence Repairs and Painting

The following proposals for the painting of the pool wrought iron, perimeter wrought iron and hand rails on the steps to the Unit entries were tabled as Management will be obtaining a third proposal. This work would fund from reserves and does not include any change orders for unforeseen extra work such as rusted rails and other items that may be uncovered during the preparation process.

Vendor	Hand Rails	Pool Fencing	Perimeter Fencing
Pilot Painting	\$9,300.00	\$5,700.00	\$16,800.00
Community Construction	\$5,440.00	\$3,500.00	\$15,500.00

Recommendation: No Action at this time. Tabled.

Landscape Proposals (Pg. 123-126)

Enclosed are the following landscape proposals tabled at the March meeting.

Proposal #	Description	Amount
1323	Planting Replacement Trees-TABLED	\$6,550 (Operating or Reserve)
1334	Concrete Sidewalk Grinding	\$7,250 (Reserves)

Board Action: A motion was made by Director O'Herron and seconded by Director Terrazas to approve proposal #1334 and table proposal \$1323. The motion passed 3-0.

Open area behind Stone Pine – Tabled per Oct.20th meeting. Pending walk with the Water Conservation Representatives.

Board Action: No action at this time.

CC&R/Rules Revision Update – The Board and Management gave Owners present an update regarding the revision process and that it would eventually go out to the Owners for vote by secret ballot.

Board Action: No action taken.

Pool Restroom Refurbishment – Management obtaining proposals to be considered at a future meeting per Board direction at Oct. 20th meeting. Management is setting up meetings with additional vendors to provide quotes. The Board should see that the reserve study has the restroom project slated for a couple of years out.

Board Action: No Action at this time.

Pool Reopening Status – Per the October 20th meeting, the Board had voted to keep the pool closed due to safety and budgetary concerns that would prevent it from being opened under CDC and County



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guidelines. Legal has provided information regarding the need for the HOA to still hire the necessary staff and services to be able to open and to satisfy a written disinfection plan. The Board mentioned that June 15th, the date that the Governor of California has indicated as to when the color coded tier restrictions would be removed, that the Association would ask legal whether or not they would still be required to follow any CDC guidelines.

Board Action: The Board will be distributing a notice from the Attorney regarding the status either by email blast, posting on the website, bulletin board, or all three.

Board Vacancy – There are currently two open positions on the Board, one for the remainder of the term expiring March of 2021 and the other for a Board member who recently resigned, for the term expiring March of 2022. The annual meeting is being held on April 20th this year to comply with new SB323 time frames and rules regarding pre-ballot notice requirements.

Board Action: No Action at this time.

Proposal for Street Signs – A future walk through is to be scheduled with Fusion Signs and the Board to make any revisions to the initial proposal they had submitted.

Board Action: No Action at this time.

NEW BUSINESS

Landscape Proposals

The Board reviewed the following landscape proposals. The Board took action as noted in bold for each proposal item. M = Motion, S = Second.

Proposal #	Description	Cost
1337	Application of Snail Bait & Fertilizer M:Terrazas, S: O'Herron	\$4,525.00
1353	Trenching/Conduit at Pool Area for Cameras/lighting M: Lopez, S: Terrazas	\$1,750.00
1354	Replace 47 damaged car stops- Tabled, Owner Brooke Boatman would like to help verify all are common area.	\$3,525.00
1355	Concrete Patching at Gutters – 5 locations - M: Lopez, S: Terrazas	\$375.00
1356	1649-F Golden Tree: Remove two large pepper trees- Tabled	\$4,500.00
1357	Planting- Silk tree island, 1122F Stone Pine, & 1170A Laurel Leaf- Tabled	\$1,287.00
1358	1162-A Desert Willow-Remove two trees, and replace cracked driveway caused by tree roots- Tabled	\$8,542.50
1359	1638-A English Pl. – Remove tree and remove and replace uplifted walkway due to tree roots.- Tabled	\$4,494.00



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Board Action: At this time the Board voted whether or not to approve any of the above proposals as submitted by Five Star Landscape. (See above)

Community Garage Sale

The Board would like to schedule the Annual Garage Sale for October 16 & 17.

Upcoming Annual Meeting & Election – 4/20/2021

The annual meeting is scheduled and is planned to be via Zoom with the inspector of election to handle the verification of quorum and to open all ballots visible on Zoom.

No Action Needed.

Upcoming Budget Preparation for 8/1/2021-7/31/2022 Fiscal Year

Management will include a proposed budget for the Board's review into the 5/13/2021 meeting packet for Board review and approval at that meeting.

No Action Needed.

CORRESPONDENCE

N/A

HOMEOWNERS FORUM

Seven Owners were present. The pool deck project and future roof project was discussed along with other maintenance topics. When the pool could reopen was also discussed.

ADJOURNMENT

With no further business to discuss, the Board adjourned the meeting at 8:01 p.m.

SECRETARY'S CERTIFICATE

I, Maverick Terrazas, appointed Secretary of Corona Laurelwood Homeowners Association do hereby certify that the foregoing is a true and correct copy of the Minutes.

Secretary, Corona Laurelwood
Homeowners Association

6/30/21

Date