

## Minutes of the Coronado Court HOA Annual Meeting

January 10, 2008 6pm  
At the office of Heritage Property Management

President Penny Zotto called the meeting to order at 6:10pm.

16 units were represented.

Minutes of the 2007 annual meeting were approved as distributed.

Items discussed:

- \* The Heritage Property Management contract for 2008 was approved.
- \* The lighting issue was reviewed. One of the exterior lights approved previously has not been installed due to coordination with unit resident. Chris Kuhns will research the possibility of installing dusk to dawn lights on each unit's exterior fixture. He will also get bids. This would be at the HOA's expense but residents would pay the electric. The inside switch would be eliminated. There may be a special assessment to pay for the lights and installation.
- \* Grounds maintenance bids were reviewed. High Performance Lawn Care was approved for the 2008 season. NO fall cleanup was completed by The Cutting Edge Lawn Care. A price will be determined to be deducted from his final payment in March.
- \* Chris Broadstreet will research trash removal prices from Monument Refuse.
- \* The fence replacement was reviewed. Willow Grove paid \$2100.00 toward the replacement of the south fence. The next portions to be replaced will be the section to the south of the home n/w of our property and the common grass area perimeter fences.
- \* Chris Kuhns will contact American National Insurance for a new quote.
- \* The 2008 proposed budget was reviewed and approved with an **increase of dues to \$55.00 per month effective March 1, 2008**. A book transfer will be made for \$5.00 of each payment to earmark the funds for lighting/fence reserves.
- \* A discussion was held concerning aggressive dogs, and possibility of adding restrictions to the Covenants to ban them from the HOA property.
- \* The Board of Directors for the 2008 year will be Penny Zotto, Chris Kuhns, and Bob Corneille.
- \* A letter is to be sent by Heritage Property Management to the owner of the inoperable blue Escort parked in the lot.
- \* A lien will be placed on a delinquent property by Heritage Property Management.

The meeting was adjourned at 7:30pm.

In the absence of a Secretary, the minutes are submitted by:  
Linda Edwards, Broker Associate  
Heritage Property Management