Coronada Condominiums

Association Name:	Coronada Association
Type of Meeting:	Board Meeting
Meeting Date:	10/27/2026
Call to order:	7:02 PM
Location:	Clubhouse and via Zoom
Attendees:	President Josh Faucett, Vice President Rob Crandall, Treasurer Mary Grissim, Secretary Brenda Ellis, Manager Jean Nicholson and Manager Tracy Polanowski were present. Keene Miller attended in person on behalf of Ghertner & Company. Manager Greg Aviña-Rodríguez and Manager Rob Thomas attended via Zoom. Eleven homeowners were represented in person and via Zoom.
President Report:	The board meeting began with the announcement of new leadership changes, including the unanimous ratification of Josh Faucett as the new HOA president. President Faucett also announced the launch of a new community website at coronada.org, which will host important documents and meeting notices, such as the following: • The Bylaws, Master Deed, and Rules are all available there. • Ghertner's contact information and the list of Board members are posted. • Meeting times and notices will always be posted well ahead of each meeting. • Meeting minutes will be posted there going forward. • The Coronada security camera policy and audit log are linked for anyone who would like to read them. The Board also addressed the playground's dismantling due to safety concerns and risk of injury, though no plans for replacement were discussed at this time. Treasurer Mary Grissim announced the Coronada Food Drive for the Bellevue Community Food Bank will be held on November 7-15 and this was their 7th year to participate.
Vice President Report:	Vice President Rob Crandall reported on the Flock Camera Policy Implementation. He discussed the new Flock policy for surveillance cameras that will be implemented November 1st, emphasizing that no single person can conduct a search of the system. Every search must be initiated by one designated administrator and approved in writing by a second administrator, and only in connection with a specific, documented safety or security incident. After each search, a

redacted public access log will be posted for homeowners showing the date, who authorized the search, the reason category, and whether law enforcement was involved, and the Board will check that log against Flock's audit report monthly. Flock information is shared with law enforcement only in response to a specific, documented request after a crime or serious safety incident, when permitted by law.

Meeting Minutes: Rob Crandall motioned to approve the 09/22/2026 board minutes, seconded by Jean Nicholson and the minutes were unanimously approved.

Treasurer's Report: Ms. Miller provided the Treasurer's report stating that the Pinnacle operating account had $120,616.00; the First Citizens operating account had $2,359.71; the Pinnacle reserve account had $114,849.77; the Assessment reserve account had $187,012.44 and the interest-bearing First Citizens reserve account that was opened had $125,006.16.

Ms. Miller was excited to present the HOA's first financial showing current account balances and the statement of revenues for August 2026. She noted that the community is under budget by $63,000.00 for the year-to-date despite some overages in maintenance and utilities.

She noted that working capital contributions of $1,000.00, the T-Mobile, GT Company and CC Holdings had produced a total of $16,129.58 in income for the year-to-date.

She mentioned the general expenses were over $24,067.56 due to a couple of deck repairs and demos, removing squirrels and a groundhog to rehome them and several siding repairs. She continued to explain that there was an outstanding invoice from Broderick Builders for $8,487.91 that had not been paid and several foundation repairs for $13,555.00.

She explained the utilities were over due to trash collection and the electricity was a little over budget by $1,148.00. She mentioned the loan payment was over by $8,130.00 due to paying more than budgeted.

The Board approved the financials as presented with Josh Faucett making the motion and Brenda Ellis seconding. The financials were unanimously approved.

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2027 Budget Review: The board reviewed the approved new 2027 budget noting that fees did not increase while there were active assessments.

Officers Report: No report was given at this time.

Committee Reports: Assessment Report: Mary Grissim, the Chair, provided an update that the Ragan's Roofing Phase 1 and 2 projects, totaling $167,000.00, had been approved. She mentioned that Ghertner Maintenance, Tim Rector, and other contractors have been assigned specific repair tasks, with $222,000.00 already allocated from the assessment fund.

She continued to outline the Phase 3 assessment plan for roofing and siding repairs, with $341,000.00 received to date.

The board ratified a resolution authorizing assessment funds for Newcomb tree work, approving $33,000.00 already spent to remove trees from rooftops, while the remaining tree removal costs will come from operating funds. President Faucett explained that the tree work was necessary before proceeding with roof repairs and gutter work originally funded by the assessment.

Manager Report: Ms. Miller reported significant progress on work orders, reducing the backlog from 260 to 105. She read through her completed tasks from the last meeting.

Ms. Miller provided an update on the insurance claim for gutter damages. She reported that Professional Roofers had met with the insurance adjuster to make sure all gutter damages from the storm were included in the claim.

The Board discussed several property maintenance issues including chimney inspections, drainage problems, and exterior painting. Ms. Miller agreed to collect bids for drainage work and coordinate with Ghertner Maintenance to review and estimate needed repairs.

Unfinished Business: Community Safety Camera update was discussed above.

New Business: Board Vacancies: President noted that there were vacancies on the Board that needed to be filled. He asked interested candidates to send a short bio to Keene Miller by December 15th.

Holiday Lights: Treasurer Mary Grissim announced plans for a new holiday celebration featuring professionally lit clubhouse lights and

a "Light Up Coronada" party on December 4th, which exceeded the budget but was funded through donations.

The year-end letter: President Faucett announced that Secretary Brenda Ellis will send yearly summary letters to homeowners, along with potentially starting quarterly newsletters.

Records Digitization: President Faucett stated that there are over 50 years of documents being stored in the office and he will look into having them digitized for safekeeping electronically.

Governing Documents: The Board also considered reviewing their bylaws and rules, though changes require complex procedures involving bank approvals with mortgage companies. A question was raised about limiting board representation from the same household, though this was noted to not be explicitly in the current bylaws.

The following items were approved via email by the Board and ratified with Tracy Polanowski making the motion and seconded by Brenda Ellis.

a) Newcomb tree work, including removal of the dead ash behind 119 Holly Forest ($4,500.00) on 09/23/2026
b) 109 Holly Forest framing for $4,947.94
c) Interest-bearing accounts on 10/15/2026
d) Phase 2A (GMR) for $6,341.09 for water-intrusion work at 117, 107, and 103 Holly Forest on 10/09/2026
e) Good Tree outstanding invoice from the storm for $12,000.00 on 10/12/2026
f) 117 Holly Forest window
g) Unleashed-dog notice on 10/13/2026
h) 133 Holly Forest deck and Phase 2 change order for $13,191.39 along with condo 135 on 10/22/2026
i) Ragan contracts for 105, 107 and 133 Holly Forest and 115 Bear Track roof replacements as part of the Assessment on 10/24/2026
j) Caliber Collision estimate is $5,613.39 on 10/08/2026
k) Rector siding repairs totaling $15,201.20 on 10/15/2026
l) Flock camera policy on 09/30/2026

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m) 2027 Operating Budget on 10/19/2026
n) 131 Holly Forest fence notice on 10/23/2026
o) The foundation quote for 306 Chimney Hill on 09/16/2026

Homeowner Input:

- Anne Clayton raised concerns about a significant tick problem in the area, sharing her experience with tick-borne illnesses and advocating for tick control measures. She discussed tick prevention measures, recommending environmental approaches like using insect repellent and removing dead leaves where ticks breed, while noting that spraying would be considered but should be done carefully.

  Jane Ward shared her experience using repel and effect repellent on ankles and encouraged others to take individual precautions rather than using broad-spectrum insecticides that could harm beneficial wildlife.

- A resident reported that street lights in the area have been out for 10 weeks, with the maintenance team acknowledging the issue and planning to investigate and repair the problem, though they need to dig further to identify the cause of the electrical shorts.

  Ms. Miller discussed the process for reporting community lighting issues, explaining that homeowners can either email her or submit a work order through the portal.

- Google availability was discussed and Ms. Miller will follow up with Anita.
- Concerns about gutter installation, emphasizing the importance of aesthetics and functionality, and offered to connect homeowners with Jeremy for guidance on coordinating new and existing gutters.
- Questions about bylaw exemptions and the reserve study, suggesting updates to ensure accuracy and compliance.
- Stephanie inquired about trick-or-treat procedures and received guidance on purchasing candy for visitors.

Adjourn: The Meeting adjourned at 8:11 PM with Tracy Polanowski making the motion and Rob Crandall seconding.