

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
January 19, 2015**

**Attendance**

Board of Directors

Jim Harrington, President  
Pam Merrill, Vice President  
Kiley Grunstad, Treasurer  
Tom Warren, Secretary  
Darrell Strom, Director at Large

**Absent:**

Harold Bosworth, Director  
Vacant, Director

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

**Call to Order**

The meeting was called to order at 6:00 PM.

**Homeowners Forum**

Five (5) homeowners were in attendance.

**Director Appointment**

The Board of Directors has nominated and appointed DeAnna Dougherty to fill the vacant term on the Board.

**Approved: 5-0**

**Pool Committee Report:**

Jim Harrington reported on the recent meetings with the pool committee and the pros and cons of Plaster v. Fiberglass on resurfacing of the pool.

Casey Ryan reported back on the Solar Heating System for the pool.

Casey will apply for state grant to cover the cost of the installation.

**Minutes**

Board reviewed the General Session Minutes from the meeting held on October 14, 2014.

Motioned, Seconded: "To approve the minutes from the meetings held on October 14, 2014"

**Approved: 6 -0**

**Financial**

Board reviewed the financial statement for the period ending October 31, November 30, & December 31, 2014.

Motioned, Seconded: "To accept the financial statement(s) pending review by the CPA at fiscal year end."

**Approved: 6-0**

**Member Delinquency**

Board reviewed the delinquency matrix.

**Manager's Report**

Board reviewed walkthrough report, work order log, violation log.

**Architectural**

Board reviewed the architectural report.

1749 The Woods Drive (Coble Dive Way)

Motioned, Seconded: "To approve the architectural request to allow the homeowner to install a Coble Dive Way."

**Approved: 6-0**

1120 Avocado Summit (Tree Removal)

Motioned, Seconded: "To table the architectural request pending detail."

**Approved: 6-0**

1746 The Woods Drive (Paint Colors)

Motioned, Seconded: "To approve the architectural request to allow homeowner to paint the home with the colors presented."

**Approved: 6-0**

### **New Business**

Asphalt Scope of Work

Motioned, Seconded: "To approve the scope of work by Krazan to obtain bids for the road repair project. Krazan is to submit bids received to Management once received."

**Approved: 6-0**

Pool Maintenance

Motioned, Seconded: "To approve the proposal by Carl Boucher to plaster the Spa in the amount of \$9,840 and to Put Fiberglass in the pool in the amount of \$23,619."

**Approved: 6-0**

Insurance

Motioned, Seconded: "To approve the insurance renewal with State Farm for 2014-2015."

**Approved: 6 -0**

Gate Repairs

Motioned, Seconded: "To approve the proposals House of Automation not to exceed \$7,000 for the replacement of the entry gate entry walk way."

**Approved: 6-0**

Tree Removal

Motioned, Seconded: "To approve the proposal by Homestead not to exceed \$3,000."

**Approved: 6-0**

### **Next Meeting**

The next meeting has been scheduled for Wednesday, February 18, 2015 at 6:00 PM at the Avocado Estates Pool Room.

### **Adjournment**

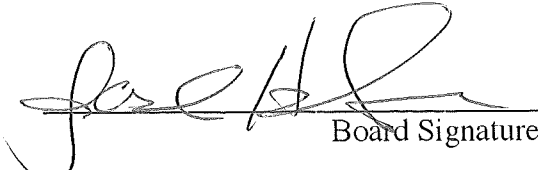
The meeting adjourned at 7:00 PM.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Avocado Estates Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.*

Respectfully Submitted:

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Jimmy Nevarez, CMCA, AMS

  
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Board Signature