

**Avocado Estates Homeowners Association
General Session Meeting Minutes
October 13, 2015**

Attendance

Board of Directors

Jim Harrington, President
Kiley Grunstad, Treasurer
Tom Warren, Secretary
DeAnna Dougherty, Director at Large
Harold Bosworth, Director at Large

Absent:

Pam Merrill, Vice President
Darrell Strom, Director at Large

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

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

Homeowners Forum

Eight (8) homeowners were in attendance.

Neighborhood Watch Committee Report - Kathy Warren

Committee reported on:

- Possibility of Secure mailboxes
- Cameras at both gates
- Order more NW signs
- Order more NW stickers
- Changing gate code regularly
- Distribution of parking stickers
- Posting crime prevention tips in monthly statements.

Minutes

Board reviewed the General Session Minutes from the meeting held on September 22, 2015.
Motioned, Seconded: "To approve the minutes from the meetings held on September 22, 2015"

Approved: 5-0

Landscape Committee Report - DeAnna Dougherty

Discussed with Landscaper of missing reports for water meters and addition services that have not occurred.

Asked Landscaper to provide bids for turf removal.

Also mentioned to landscaper that services need to improve to the Board will have to seek other proposals.

Requested funds for repairs to additional Irrigation stations.

Motion, Seconded: "To approve \$750 for irrigation repairs to grove 1 funded out of operations."

Approved: 5-0

Director Bosworth, Director at Large Left the meeting.

Financial

Board reviewed the financial statement for the period ending September 30, 2015.

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

Approved: 4-0

Architectural

1171 Timberpond– Solar Panels

Motioned, Seconded: "To approve the architectural request as submitted for the installation of Solar Panels on the roof of the above noted unit.

Approved: 4-0

Homeowner Requests

Board reviewed all homeowner requests and instructed management to respond as needed.

Manager's Report

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

New Business

Late Fee Request – 1762 The Woods Drive – Homeowner requested that the Board remove the most recent late fee due to bank errors.

Motioned, Seconded: "To approve to remove the late fees on unit 1762 The woods Drive for the month of September.

Approved: 4-0

Backflow cage - Motioned, Seconded: "To approve the proposal by Ferrell Landscapes to install a backflow cage on the new backflow on Cadoglen in the amount of \$1,500."

Approved: 4-0

Tree Removal - Motioned, Seconded: "To rescind the authorization to remove dead pine tree in between 1514/1542 Woody Hills. Management is instructed to send notice to homeowners to remove the dead pine tree."

Approved: 4-0

Spa Cover - Motioned, Seconded: "To approve the purchase of a spa cover with an amount not to exceed \$200.00."

Approved: 4-0

Pool Area Repairs - Motioned, Seconded: "To approve the proposal by MC Painting for the painting of the iron work in the pool area, replacement of 112 LF of wrought iron fencing, to re-seal the pool deck, and repair the wooden trellis support beams in the amount of \$16,020.00 to be funded from the reserves.

Approved: 4-0

Draft 2015-2016 Annual Budget – Motioned, Seconded: "To approve the 2015-2016 annual budget with an assessment of \$324.00 Per Unit Per Month.

Approved: 4-0

Next Meeting

The next meeting has been scheduled for Saturday, November 14, 2015 at 10:00 AM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 7:45 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:

Jimmy Nevarez, CMCA, AMS

Board Signature