

*Avocado Estates Homeowners Association*

General Session

November 14, 2015

1744 The Woods Drive, El Cajon, California

**Attendance:**

Jim Harrington, President  
Pamela Merrill, Vice President  
Kiley Grunstad, Treasurer  
Erica Miller, Secretary  
Harold Bosworth, Director  
DeAnna Daughtery, Director  
Darrell Strom, Director

Jimmy Nevarez, AMS, CMCA, Community Association Manager

**Call to Order**

The meeting was called to order at 12:00 PM.

**Homeowner's Forum**

An open forum was held for members of the community to address the Board.

**Meeting Minutes**

The Board unanimously approved the October 13, 2015 Meeting Minutes as submitted.

**Architectural**

The Board unanimously approved the Architectural Improvement Application from 1122 Timberpond Drive to install Solar Panels on the roof as submitted.

**New Business**

The Board unanimously approved an additional budget not to exceed \$5,000.00 for Sunlight Landscape to replant the common area to be charge to GL#5227.

The Board unanimously approved the purchase and installation of reflective trail signs by Omni Graphics for \$1,140.00 to be charged to GL#5256.

The Board unanimously approved a budget not to exceed \$1,000 to upgrade the Association's webpage to be charged to GL #5160. P. Merrill is authorized to work directly with the webpage consultant within the approved budget.

The Board tabled the draft Election Rules until the January 27, 2016 Board of Directors Meeting.

The Board reviewed the CDFA Hold Notice regarding fruit fly host plants. No further action was required.

The Board unanimously approved the proposal from APS to replace the entry directory boxes at both entry gates for a cost not to exceed \$4,000.00 to be charged to GL#3117.

**Next Meeting**

The Next Meeting is scheduled for January 27, 2016 at 6:00 PM at the Association Clubhouse located at 1744 The Woods Drive, El Cajon, CA.

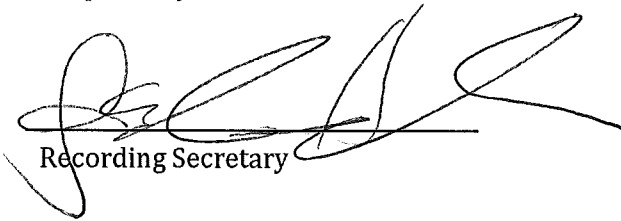
## **Adjournment**

The meeting adjourned at 12:45 PM

## **Board Certification**

*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:

A handwritten signature in black ink, appearing to be 'J. L. ...', written over a horizontal line.

Recording Secretary