

Avocado Estates Homeowners Association
General Session Meeting Minutes
April 22, 2015

Attendance

Board of Directors

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

Absent:

Harold Bosworth, Director

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

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

Homeowners Forum

No homeowners were in attendance.

Guest Speaker

Jim Ferrell Landscape

Landscape attended and gave a status report from the last month.

Landscape Committee Report

Director Dougherty reported on the water saving projects for the complex and the report from Helix Water and the most recent audit.

Motioned, Seconded: "To approve the landscape committee to obtain reservation numbers to Social Water for turf removal.

Approved: 6-0

Minutes

Board reviewed the General Session Minutes from the meeting held on March 31, 2015.

Motioned, Seconded: "To approve the minutes from the meetings held on March 31, 2015"

Approved: 6-0

Financial

Board reviewed the financial statement for the period ending March 31, 2015.

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

Approved: 6-0

Annual Review

The Board reviewed the proposal by Beck and Company to perform the Annual Review at the end of the fiscal year.

Motioned, Seconded: "To approve the annual review to be performed by Beck and Company at the end of the fiscal year."

Approved: 6-0

Member Delinquency

Board reviewed the delinquency matrix.

Manager's Report

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

New Business

Back Flow Repairs

Motioned, Seconded: "To approve the proposal by Bill Howe Plumbing to perform the installation of 10 backflows on the irrigation lines to be funded from the reserve in the amount of \$12,881.00."

Approved 6-0

Waste Management Contract

The Board of Directors have tabled the approval of the annual trash contract with Waste Management until management can obtain additional proposals for waste service.

Next Meeting

A Special Meeting has been called and will be set for Saturday, May 16, 2015 at the Avocado Estates Pool at 10:00 AM.

The next meeting has been scheduled for Wednesday, May 27, 2015 at 6:00 PM at the Avocado Estates Pool Room.

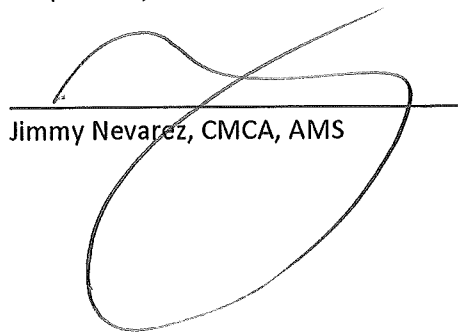
Adjournment

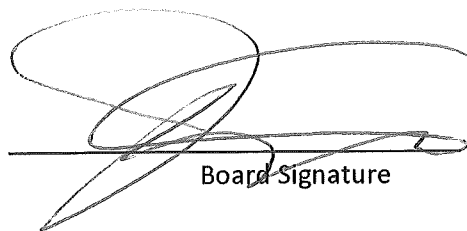
The meeting adjourned at 7:00 PM.

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:


Jimmy Nevarez, CMCA, AMS


Board Signature