

Avocado Estates Homeowners Association  
**General Session Meeting Minutes**  
July 14, 2015

**Attendance**

Board of Directors

Jim Harrington, President  
Pam Merrill, Vice President  
Kiley Grunstad, Treasurer  
Darrell Strom, Director at Large  
DeAnna Dougherty, Director at Large  
Harold Bosworth, Director (left prior to meeting minutes review)

**Absent:**

Tom Warren, Secretary

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

**Call to Order**

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

**Homeowners Forum**

Several homeowners were in attendance.

**Guest Speaker**

**Jim Ferrell Landscape**

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

**Landscape Committee Report**

Director Dougherty reported on the water saving projects. Also noted that there will be no plantings or turf removal until fall.

Motioned, Seconded: "To approve the landscape committee to obtain reservation numbers to Social Water for irrigation controllers and replace all 14 clocks.

**Approved: 6-0**

**Pool Committee Report**

Director Grunstad reported that the pool is in high demand and homeowners are responding positively to the new furniture and most recent repairs to the pool and spa.

**Minutes**

Board reviewed the General Session Minutes from the meeting held on May 27, 2015.

Motioned, Seconded: "To approve the minutes from the meetings held on May 27, 2015"

**Approved: 5-0**

**Financial**

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

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

**Approved: 5-0**

### **Delinquency**

Board reviewed most recent delinquency list.

Motioned, Seconded: "To approve a lien to be placed on APN 514-410-07-00.

**Approved: 5-0**

### **Architectural**

1546 Woody Hills - New Windows

Motioned, Seconded: "To approve a the architectural request as submitted for new windows at 1546 Woody Hills"

**Approved: 5-0**

1215 Timberpond Drive – Artificial Turf

Motioned, Seconded: "To approve a the architectural request as submitted for artificial turf at 1215 Board Timberpond Drive"

**Approved: 5-0**

1567 Woody Hills – New Deck

Motioned, Seconded: "To approve a the architectural request as submitted for a new deck at 1567 Woody Hills"

**Approved: 5-0**

1737 The Woods Drive – Solar System

Motioned, Seconded: "To approve a the architectural request as submitted for solar system at 1737 The Woods Drive"

**Approved: 5-0**

1613 The Woods Drive – House Repaint

Motioned, Seconded: "To approve a the architectural request as submitted to repaint the home at 1613 The Woods Drive"

**Approved: 5-0**

### **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**

**Asphalt Proposals** – Board reviewed all asphalt proposals and have Motioned, Seconded: "To approve the proposal by Black Diamond Paving.

**Approved: 5-0**

**Contraction Manager** – The Board reviewed and have Motioned, Seconded: "To approve the proposal by Krazan and associates to perform the role of the project manager.

**Approved: 5-0**

### **Association Loan**

The Board reviewed and have Motioned, Seconded: "To approve the funding the asphalt project through the means of an Association Loan. Management will have counsel draft a ballot and it will be mailed to the members upon receipt."

**Board Candidacy**

Board reviewed the candidacy notice for the 2015 annual meeting.

**Next Meeting**

The next meeting has been scheduled for Tuesday, August 11, 2015 at 6:00 PM 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:

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Jimmy Nevarez, CMCA, AMS

  
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Board Signature