

**Avocado Estates Homeowners Association
General Session Meeting Minutes
August 11, 2015**

Attendance

Board of Directors

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

Absent:

Pam Merrill, Vice President
DeAnna Dougherty, Director at Large
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.

Minutes

Board reviewed the General Session Minutes from the meeting held on July 14, 2015.

Motioned, Seconded: "To approve the minutes from the meetings held on July 14, 2015"

Approved: 4-0

Financial

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

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

Approved: 4-0

Architectural

1782 The Woods Drive – New Fence/Wall/Landscape upgrades

Motioned, Seconded: "To approve the architectural request as submitted for the installation of a new split rail fence, brick retaining wall, and turf removal so long as the board is presented with a drawing list of plants that will be installed in place of the turf.

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

Asphalt project – Board was given an update as to where the project is currently and the next phase in balloting the homeowners for the approval of the loan.

Pond Landscape - Motioned, Seconded: "To move forward with obtaining proposals for a landscape architect to design and build a landscape plan for the Pond.

Approved: 4-0

Next Meeting

The next meeting has been scheduled for Tuesday, August 11, 2015 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

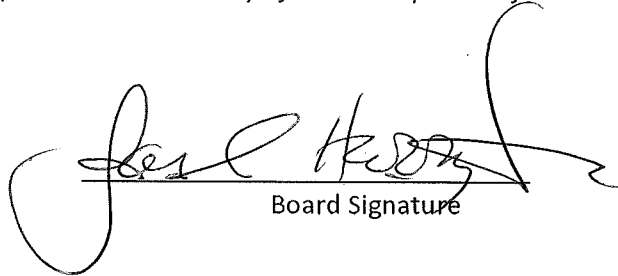
The meeting adjourned at 6:45 PM.

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