

**Avocado Estates Homeowners Association
General Session Meeting Minutes
September 22, 2015**

Attendance

Board of Directors

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

Absent:

Pam Merrill, Vice President
Darrell Strom, Director at Large
Harold Bosworth, Director at Large

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

The meeting was called to order at 6:05 PM.

Homeowners Forum

Five (5) homeowners were in attendance.
Kathy Warren volunteered to head the Neighborhood Watch committee.

Minutes

Board reviewed the General Session Minutes from the meeting held on August 11, 2015.
Motioned, Seconded: "To approve the minutes from the meetings held on August 11, 2015"
Approved: 4-0

Guest Speaker: Carl Boucher – Pool PHD – Carl reported on the condition of the pool and informed the Board that the HOA is in compliance with all Local and State regulations.

Financial

Board reviewed the financial statement for the period ending July 31 & August 31, 2015.
Motioned, Seconded: "To accept the financial statement(s) pending review by the CPA at fiscal year end."
Approved: 4-0

Landscape Report – Director Dougherty reported that the HOA was awarded a rebate for turf removal up to 10,000 SQF at \$1.00 a SQF. The HOA has 120 days to complete the turf removal project. Tree inspections are currently being done in the groves in order to identify trees that may be candidates for removal. Also, a landscape pallet is currently in the works that will be approved by the Board in the months to come.

Architectural

1235 Avocado Summit – Landscape Upgrades
Motioned, Seconded: "To approve the architectural request as submitted for turf removal and plant pallet that will be installed in place of the turf."
Approved: 4-0

1239 Avocado Summit – Patio Shade/awning

Motioned, Seconded: "To approve the architectural request as submitted for installation of a plastic white Patio Shade Awning that will be installed on the back side of the unit.

Approved: 4-0

1153 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

Entry Gate – Board tabled the proposal to install new directory systems at both entry gates.

Inspector Of Elections - Motioned, Seconded: "To have management act as inspector of elections for the Annual Meeting on November 14th, 2015.

Approved: 4-0

Draft 2015-2016 Annual Budget – Board tabled the Draft budget for further review and discussion.

Next Meeting

The next meeting has been scheduled for Tuesday, October 14, 2015 at 6:00 PM at the Avocado Estates Pool Room.

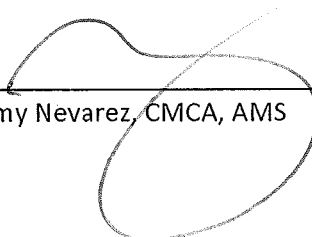
Adjournment

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:



Jimmy Nevarez, CMCA, AMS



Board Signature