

**Avocado Estates Homeowners Association
General Session Meeting Minutes
January 27, 2016**

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:

Vacant, 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

Four (4) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on November 14, 2015.
MSUA To approve the minutes from the meetings held on November 14, 2015.

Approved: 6-0

Landscape Committee Report – Darrell Strom / DeAnna Dougherty

Discussed the rebate for the turf removal and have been directed by the board to obtain proposals for a landscape architect.

Tree removal – MSUA the proposal by Ferrel Landscapes to remove the Eucalyptus tree at 1251 Cadoglen.

Approved: 6-0

Tree removal – MSUA to Not to Exceed the cost of \$1,475.00 for the removal of two Brazilian pepper trees and stump grind the same trees at a not to exceed \$800.00. The trees are located at the end of the pond trail. Director Strom has been give the Board Authority to make this decision and inform the board.

Approved: 6-0

Back Flow Cages – MSUA to approve the proposal to install two back flow cages, one out said ethe rear gate next to the directory and one at the bottom of the pool parking lot for a total cost of \$3,370.00.

Approved: 6-0

Financial

Board reviewed the financial statement for the period ending November 30, 2015.
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

Approved: 6-0

Annual Review – The Board Reviewed the annual review for FYE 2014-2015. MSUA to approve the Annual review FYE 2014-2015 as provide by the CPA. Management has been directed to distribute the annual review to the members.

Approved: 6-0

Manager's Report

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

Architectural

1312 Avocado Summit – Swing Set

MSUA to approve the request by the homeowner to install a swing set in their back yard.

Approved: 6-0

1222 Timberpond– Landscape Upgrades

MSUA To approve the architectural request as submitted for the landscape upgrades at their unit.

Approved: 6-0

Homeowner Requests

Board reviewed all homeowner requests and instructed management to respond as needed.

New Business

New Street Signs – Board reviewed the street signs and have MSUA to only approved three new neighborhood watch signs to be made and delivered to management.

Approved: 6-0

Pond Repairs – Board to reviewed the proposals for the pond repairs and have requested to meet with the contractors on site to discuss the project.

Approved: 6-0

Election Rules – MSUA to approve the draft election rules. They will be sent out for member comment and review for 30 days, after which, the Board will approve less any comments or concerns are brought forth.

Approved: 6-0

Bulletin Board – MSUA to approve the purchase of a bulletin board at the bottom of the pool area by Centerpoint NTE \$700.00.”

Approved: 6-0

Next Meeting

The next meeting has been scheduled for Tuesday, March 1st, 2016 at 10:00 AM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 7:20 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.