

**Avocado Estates Homeowners Association
General Session Meeting Minutes
October 3, 2016**

Attendance

Board of Directors

Jim Harrington, President
Pam Merrill, Vice President
Kiley Grunstad, Treasurer
Erica Miller, 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 7:20 PM.

Homeowners Forum

Three (3) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on September 19, 2016.
MSUA To approve the minutes from the meetings with changes held on September 19, 2016.

Approved: 6-0

Financial

Board reviewed the financial statement for the period ending August 31, 2016.
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

Approved: 6-0

Manager's Report

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

Architectural

1255 Avocado Summit – New slider

MSUA the request by the homeowner to install a new slider replacing the existing patio slider

Approved: 6-0

New Business

Sediment Clearing – The Board voted to table the matter to the next fiscal year.

Turf Removal Phase 2 – MSUA the proposal by Green Horizon in the amount of \$15,495 proposal number 4689 to remove three areas of turf for drought tolerant conversion to be funded from the reserves and of set by pending rebates.

Approved: 6-0

Common area Stair and Fence Repairs - Board moved to table the matter pending additional proposals.

Draft 2016-2017 Annual Budget – MSUA the 2016-2017 annual budget with an assessment of \$324.00 Per Unit Per Month.

Approved: 6-0

Draft Reserve Study – MSUA the 2016-2017 funding plan as proposed by the Reserve Analyst

Approved: 6-0

Next Meeting

The next meeting has been scheduled for November 12, 2016 at 11:00 AM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 8:00 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