

**Avocado Estates Homeowners Association
General Session Meeting Minutes
March 1, 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 6:05 PM.

Homeowners Forum

Two (2) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on January 27, 2016.
MSUA To approve the minutes from the meetings held on January 27, 2016.

Approved: 6-0

Landscape Committee Report – Darrell Strom / DeAnna Dougherty

Received rebate for the turf removal. Landscape committee working on interviews with landscape architect.

Tree Inspection – MSUA the proposal by Atlas Tree Care to inspect the Eucalyptus tree at the corner of Avocado and Wood Hills.

Approved: 6-0

Financial

Board reviewed the financial statement for the period ending December 31, 2015 and January 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

1708 The Woods Drive – Shade Sail
MSUA to approve the request by the homeowner to install a shade sail so long as the homeowner keeps the sails maintained and is liable for all components of the Shade sail, ie. Posts

Approved: 6-0

1238 Avocado Summit– Pavers

MSUA To approve the architectural request as submitted for the replacement of the drive way and the installation of pavers at their unit.

Approved: 6-0

Homeowner Requests

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

New Business

Website – Board reviewed the proposal for the new web site and have voted MSUA the creation of a new website by the Counseling Consultant in the amount of \$1,700 to be funded form the operating fund and will be a \$60 dollar maintenance fee per month there after. The website will take about 6 months to be completed.

Approved: 6-0

Next Meeting

The next meeting has been scheduled for Wednesday, April 13, 2016 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 7:25 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