

**Avocado Estates Homeowners Association
General Session Meeting Minutes
April 13, 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 (3) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on March 1, 2016.
MSUA To approve the minutes from the meetings held on March 1, 2016.

Approved: 6-0

Financial

Board reviewed the financial statement for the period ending February 29, 2016.
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

Approved: 6-0

Landscape Committee Report – Darrell Strom / DeAnna Dougherty

Landscape committee reported that the scope of work has been finalized for landscape design. Board to provide names of Designers for bid list.

Pool Committee Report - Kiley Grunstad / Casey Ryan

Pool committee reported that the jets on the spa are working normal and that the cover is being placed on the spa. Also note that the spa light was fixed and the water is at the correct markers.

New Spa Jets – MSUA to approve the proposal by Pool PHD to purchase and install two new spa jets in the amount of \$4,400 to be funded from the reserves. The jets will be ordered but not installed until after the current jets fail.

Approved: 6-0

Pool Furniture – MSUA to approve the purchase of 6 new loungers, 6 side tables, 5 umbrellas, and 7 bases. The board president will purchase the equipment and seek reimbursement from the HOA not to exceed \$2,500.00

Approved: 6-0

Road Committee Report – Jim Harrington

Road Committee reported that the draft ballot for the road project is with counsel for review and then will be given back to the board for approval and then distribution to the members. Homeowner can anticipate a HOA Meeting on the roads with in the next few months.

Manager's Report

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

Architectural

1163 Avocado Summit – Driveway Upgrades

The Board has reviewed this proposal and had denied the request, as property line was not submitted. Homeowner will have to submit additional information for the board to review.

1514 WoodyHills Dr. – Exterior Upgrades to Deck

The Board has reviewed this proposal and had denied the request, as the plans could not be read understood. The homeowner is to meet with the Board president to explain the plans and design prior to board to review.

Homeowner Requests

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

New Business

Street Signs – MSUA to approve the replacement of all the “street name signs” with added image but with standard font. The Installation and cost to be handled by the sign company.

Approved: 6-0

4th of July Event – MSUA to reserve the taco truck for the annual 4th of July neighborhood gathering with a not to exceed of \$500.00 for the food catering. Management tasked with the reservations.

Old Business

Pond Update – The board met with the contractors who are bidding the project and have established a time line and additional requirements for the project.

Website Update – Board reviewed the correspondence from the web master and is monitoring the creation of the website.

Next Meeting

The next meeting has been scheduled for Wednesday, May 25, 2016 at 6:00 PM 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

**Avocado Estates Homeowners Association
Executive Session Meeting Minutes
April 13, 2016**

Attendance

Board of Directors

Jim Harrington, President
Pam Merrill, Vice President
Kiley Grunstad, Treasurer
Erica Miller, Secretary
DeAnna Dougherty, Director at Large
Darrell Strom, 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 7:25 PM.

Minutes

Board reviewed the Executive Session Minutes from the meeting held on March 1, 2016".
Motioned, Seconded: "To approve the Minutes from the meeting held on March 1, 2016."

Approved: 6-0

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


