

**Avocado Estates Homeowners Association
General Session Meeting Minutes
August 15, 2016**

Attendance

Board of Directors

Jim Harrington, President
Pam Merrill, Vice President
Kiley Grunstad, Treasurer
Darrell Strom, Director at Large
DeAnna Dougherty, Director at Large

Absent:

Erica Miller, Secretary
Vacant, Director at Large

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

The meeting was called to order at 6:00 PM.

Homeowners Forum

Three (3) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on May 25, 2016.
MSUA To approve the minutes from the meetings held on May 25, 2016.

Approved: 5-0

Financial

Board reviewed the financial statement for the period ending May 31, June 30, & July 31, 2016.
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

Approved: 5-0

Landscape Committee Report – Darrell Strom

Committee reported that the addiotnal rebated have been secured.
The next landscape committee meeting will be on August 24, 2016 at 6 Pm at the Dougherty residence.

Pool Committee Report - Kiley Grunstad / Casey Ryan

Committee reported that all is well, nothing to report at this time.

Road Committee Report – Jim Harrington

Loan/Special Assessment Ballot - MSUA to approve the draft ballot, with changes as written by council, for the Board to seek permission from the members for a Loan/Special assessment for \$1.6 Million. Management is instructed to email the Board a final ballot and prepare the distribution of voting materials By September 1, 2016 with a return date of October 3, 2016.

Approved: 5-0

Manager's Report

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

Architectural

1235 Avocado Summit – New Windows

MSUA the request by the homeowner to install new windows with a beige trim.

Approved: 5-0

1211 Timberpond Drive – Paver Install

MSUA the request by the homeowner to install pavers and a new planter within their lot.

Approved: 5-0

1372 Timberpond Drive – East side front yard landscape upgrade

MSUA the East side front yard landscape upgrade as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – West side front yard Landscape Upgrade

MSUA the West side front yard Landscape Upgrade as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Fence Install between properties

MSUA the Fence Install between 1372 -1360 Timberpond as requested by the homeowner.

Approved: 5-0

1372 Timberpond Drive – Replace Backyard patio with pavers

MSUA to Replace Backyard patio with pavers as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Replace Drive way with pavers

MSUA to Replace Drive way with pavers as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Tree removal – Tangerine tree

MSUA the Tree removal (Tangerine tree) by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Replacement of Patio cover and patio rails

MSUA the Replacement of Patio cover and patio rails as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Installation of artificial turf in the front yard

MSUA the Installation of artificial turf in the front yard as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Replacement of house siding

MSUA the Replacement of house siding as requested by the homeowner within their lot.

Approved: 5-0

1372 Timberpond Drive – Tree removal – Avocado

MSUA the Tree removal (Avocado tree) by the homeowner within their lot.

Approved: 5-0

Homeowner Requests

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

New Business

Reserve Study – The Board reviewed proposals for the reserve study and has selected A- Reserve Company to perform a level three review for the 2016-2017 FY.

Approved: 5-0

Fence Repairs - Board moved to table the matter pending additional proposals.

Key Fob for pool gate - Board moved to table the matter to a future date.

Old Business

Pond Update – Management updated the board on the current status of the pond.

Next Meeting

The next meeting has been scheduled for September 19, 2016 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

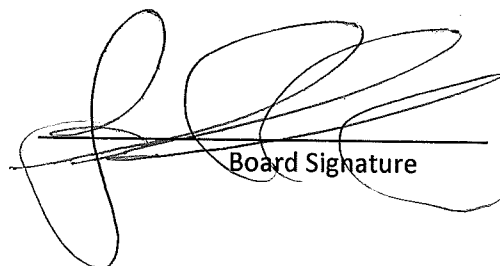
The meeting adjourned at 7:42 PM.

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