

**Avocado Estates Homeowners Association
General Session Meeting Minutes
September 19, 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 6:00 PM.

Homeowners Forum

Ten (10) 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

Due to Due From

Board reviewed the reserve contribution and voted to pay back the reserve within one year in the amount of \$11,637.00 over 12 months.

Approved: 6-0

Landscape Committee Report – Darrell Strom

Committee reported that the landscaper is continuing with irrigation repairs and other repairs to landscaping infrastructure.

Pool Committee Report - Kiley Grunstad

Committee reported that all is well, and that the two timers for the pool lights are to be replaced.

Road Committee Report – Jim Harrington

Committee reported that members of the board will be available on 9/24 – 9/25 to answer question.

Manager's Report

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

Architectural

1371 Timberpond Drive – Outdoor Shed

MSUA the request by the homeowner to build a outdoor shed.

Approved: 6-0

Homeowner Requests

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

New Business

Tree Proposal – The Board reviewed proposal for tree trimming, removals, and stump grinding from Green Horizons and have approved proposal 2000-4278 in the amount of \$5,975.00 to be funded from the reserves

Approved: 6-0

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

Next Meeting

The next meeting has been scheduled for October 3, 2016 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 8:30 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