

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Avocado Pool Room  
Tuesday, December 12, 2017**

**Attendance**

Board of Directors Present

Casey Ryan, Vice President  
Erica Miller, Treasurer  
Lindsey Danner, Secretary  
Darrell Strom, Director at Large Arrived at 8:15pm  
Sandra Reeve, Director at Large  
Renata Flake, Director at Large

Absent

Jim Harrington, President

Management

Chloe Holder, Community Association Manager & Recording Secretary

**Call to Order**

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

**Executive Session Disclosure**

At the previous Executive Session held on October 4, 2017 the Board approved meeting minutes, discussed member and discipline items.

**Homeowners Forum**

Three (3) homeowner were in attendance.

**Minutes**

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on November 6, 2017 as submitted. **(5-0)**

**Financial**

The board made a motion to approve the October 31, 2017 financial statement pending year end review. **(5-0)**

The board made a motion to approve proposal from Beck and Company to prepare the Association's Year and Review and Tax Returns. **(5-0)**

**Manager's Report**

- A. The Board reviewed the October 11, 2017 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on December 13, 2017 at 9:30am.

**Architectural**

- Arch Approvals –
  - 1159 Avocado Estates (Front yard renovations) The board made a motion to approve the application as submitted. **(5-0)**

- 1353 Timberpond (Landscape) The board made a motion to approve the application for landscape renovations with the condition that the ground cover and plant material is maintained in a healthy and attractive manner. Please be advised that the selected ground cover (Red Apple) is prone to disease and will need monitoring. **(5-0)**
- 1533 Woody Hills (Paint) The board made a motion to approve the application to paint the exterior of the home as submitted. **(5-0)**

### **Correspondence**

The board reviewed various correspondence from homeowners.

### **Maintenance**

Pool Committee Report – The Pool Committee provided an update on the Association’s pool area.

#### Asphalt Project –

- A. The Asphalt Committee provided an update of the asphalt repair/resurfacing project to the Board.
- B. Management was directed to coordinate a meeting between Reserve Analyst and Roads Committee.

### **Landscape**

- A. The Landscape Committee provided an update.
- B. The board made a motion to approve tree removal proposal #2000-5257.1 from Green Horizons with the exception of the last two items on the proposal for a total of \$6,450.00. **(5-0)**

### **Old Business**

Gate Repair Update – The board reviewed correspondence from Pizza Hut regarding insurance claim. The board made a motion to approve filing small claims with Pizza Hut for the cost to replace the back gate. **(5-0)**

Pond Bench – The board tabled proposals to move/repair the pond bench. Darrell volunteered to repair the bench.

Waste Management - The board reviewed correspondence from Waste Management regarding expense for extra trash bins. The board directed management to ask the Board President to contact former Treasurer to discuss the Waste Management contract.

### **New Business**

Open Space on Cadoglenn Dr. – The board made a motion to accept plan from the landscape committee to renovate the open space on Cadoglenn Dr. into a butterfly garden. **(5-0)**

Insurance Proposals - The board made a motion to continue with the current insurance provider State Farm with an annual premium of \$2906.00. **(5-0)**

Security Notice – Board directed management send Security Update Notice via email blast. **(5-0)**

Pool Deck Drain - The board tabled the pool deck drain bid and directed management to contact another company.

Splitrail Fencing - The board directed management to repair the split rail fencing under T&M.

Lighting - The board made a motion to approve BRM to replace pool likes with photo cell, not to exceed \$500 with a timer. **(5-0)**

**Next Meeting**

The next meeting has been scheduled for January 8, 2017 at 6:00 PM at the Avocado Estates Pool Room.

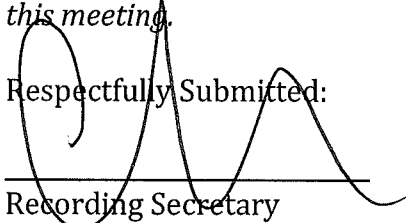
**Adjournment**

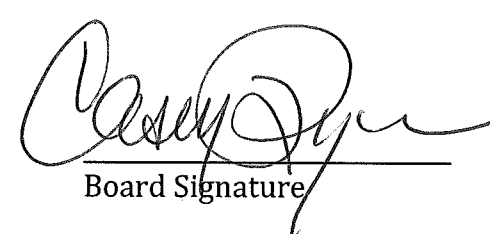
The meeting adjourned at 8:35 PM.

**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:

  
Recording Secretary

  
Board Signature