

**Avocado Estates Homeowners Association
General Session Meeting Minutes
February 13, 2017**

Attendance

Board of Directors

Pam Merrill, President
Kiley Grunstad, Treasurer
Erica Miller, Secretary
Lindsey Danner, Director at Large
DeAnna Dougherty, Director at Large
Casey Ryan, Director at Large

Absent:

Jim Harrington, Vice President

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

The meeting was called to order at 6:09 PM.
The meeting was adjourned at 6:15 PM
The meeting was reconvened at 6:57 PM

Homeowners Forum

Two (2) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on December 7, 2016.
MSUA the minutes from the meetings held on December 7, 2016.

Approved: 6-0

Financial

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

Approved: 6-0

Annual Review

Board MSUA the Annual Review prepared by the Associations auditor for the 2015-2016 FY.

Approved: 6-0

Landscape Committee Report – Erica Miller - Committee report given to the Board for their review, board to refer to the meeting minutes of the Landscape committee meeting dated 2/13/17.

Pool Committee Report - Lindsey Danner - Committee reported that all is well.

Road Committee Report – Casey Ryan – Committee reminded board that there will be a special meeting on 2/25/17 to hear homeowner concerns. There after, the committee will meet with the engineer to discuss the scope of work.

Communications Committee – Casey Ryan – Committee reported that a communication policy is being created to increase communication to the members.

Manager's Report

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

Architectural

1737 The Woods Drive – Back Yard Renovation “After- The-Fact”

MSUA the request by the homeowner to renovate the back yard as requested.

Approved: 6-0

1122 Timberpond Drive – Laundry Closet “After- The-Fact”

MSUA the request by the homeowner to modify their unit to install a Laundry closet off of the patio.

Approved: 6-0

New Business

Pond Service – Board reviewed correspondence by the pond service provider and have requested that management obtain proposals for a new service provider.

Approved: 6-0

Tree Removal Proposal – Board tabled the matter to the next meeting.

Parking Concerns – Board tabled the matter to the next meeting.

Annual Address Notification – Board reviewed new civil code requirement.

Next Meeting

The next meeting has been scheduled for March 1, 2017 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 8:11 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