

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
March 1, 2017**

**Attendance**

Board of Directors

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

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

**Call to Order**

The meeting was called to order at 6:04 PM.

**Homeowners Forum**

No homeowners were in attendance.

**Minutes**

Board reviewed the General Session Minutes from the meeting held on February 13, 2017.  
MSUA the minutes from the meetings held on February 13, 2017.

**Approved: 7-0**

**Financial**

Board reviewed the financial statement for the period ending January 31, 2017.  
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

**Approved: 7-0**

\*Note: Board discussed the possibility of a new financial institutions for the reserve account and possible investment options.

Litigation expenses - Board reviewed legal expenses from the most recent insurance litigation.  
MSUA to move all legal expenses from the most resent litigation to the reserves and pay back the operating costs.

**Approved: 7-0**

Reserve allocation – Board reviewed all reserve allocations.  
MSUA to move \$60,000.00 from GL 3177 (walls and fences) to 3175 (roads).

**Approved: 7-0**

**Landscape Committee Report** – Erica Miller - Committee report given to the Board for their review, board to refer to the meeting note of the Landscape chair.

**Pool Committee Report** - Lindsey Danner - Committee reported that all is well. The pool will open on March 30, 2017.

**Road Committee Report** – Casey Ryan – Committee reported the most recent meeting with the members on 2/25/17 and set a follow up meeting with the engineer on March 2, 2017.

**Communications Committee** – Casey Ryan – Committee reported that a new registration form is being completed and will be reviewed by the Board before distribution to the members.

**Manager’s Report**

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

**Architectural**

Board reviewed architectural report.

**New Business**

Third Party Consultant – Board reviewed the proposal by ADM to act as a consultant for the board in reviewing the engineering report by Krazan.

MSUA the proposal by ADM in the amount not to exceed \$3,000.00 at a rate of \$150.00 per hour to be funded from the reserves. The Board will revisit the NTE rate as funds expire.

**Approved: 7-0**

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

Restatement of the Association Budget 2016-2017 FY – Board tabled to the next meeting.

**Next Meeting**

The next meeting has been scheduled for April 5, 2017 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:

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Jimmy Nevarez, CMCA, AMS

  
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Board Signature