

**Avocado Estates Homeowners Association
General Session Meeting Minutes
April 5, 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

Chloe Holder, Community Association Manager & Recording Secretary
Jimmy Nevarez, Curtis Management

Call to Order

The meeting was called to order at 6:08 PM.

Homeowners Forum

One (1) homeowner was in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on March 1, 2017. **(7-0)**

Financial

Board reviewed and made a motion to approve the financial statement for the period ending February 28, 2017. **(7-0)**

Landscape Committee Report -

- A. Landscape Committee Chair, Erica Miller provided the most recent committee report to the board for review.
- B. The Board reviewed and made a motion to approve the dead avocado tree removals at groves 2 and 3 as stated in proposal #2000-5640 from Green Horizons in the amount of \$2,265.00. **(7-0)**
- C. The Board made a motion to approve voting via email on the replacement of 32 dead avocado trees not to exceed \$6000.00. **(7-0)**
- D. The board made a motion to approve giving Erica Miller authorization to direct Green Horizons Landscape on landscape approval items with the approved support of 3 other Landscape Committee Members. **(7-0)**

Pool Committee Report -

- A. Pool Committee Chair, Lindsey Danner gave a verbal report on activities at the pool area.
- B. The board made a motion to approve repairing the racks in the pool area and have Kiley communicate authorization to the pool vendor. **(7-0)**
- C. The board directed management to send a work order to replace the bulbs with LED at the pool area.

- D. Management was directed to send a "Pool Season" reminder notice to the membership to be included in the monthly billing.

Road Committee Report – Road Committee chair, Casey Ryan – Committee reported on the status of asphalt repairs.

Communication Committee – Communication Committee Chair, Casey Ryan gave a report on community communication.

Manager's Report

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

Architectural

- A. The board reviewed and made a motion to approve proposal to paint the exterior of 1164 Timberpond Drive based on most recently provided paint colors. **(7-0)**
- B. The board reviewed and tabled application from 1108 Timberpond Drive to install a patio with a trellis, add planting and vines around the patio, install a chain link fence on each side of their home and add plant material behind the fencing. Board to re-visit application at the May meeting.

New Business

LED – The board made a motion to replace the lights at the pool area with LED light bulbs. **(7-0)**

Homeowner Correspondence –

- A. The board reviewed complaint regarding noise at the pool area. Management was directed to draft a notice to the members reminding everyone to be conscious of noise and refrain from noxious pool behavior.
- B. The board reviewed correspondence regarding landscape concerns behind 1211 Timberpond Drive. The board will look into their concerns with the landscape company.
- C. The board reviewed correspondence from 1225 Avocado Summit regarding landscape concerns. The board will look into their concerns with the landscape company.
- D. The board reviewed correspondence regarding trash container storage. Management was directed to contact the owner reminding them of the trash container storage rules.

Neighbor Tree Concerns - The board reviewed correspondence regarding landscape concerns from a home outside of the community.

Pond Split Rail Fence – The board reviewed bid from McKowski's Maintenance Service to replaced split rail fence posts at the pond. The board tabled the proposal and asked for a new bid without including the concrete footings.

Asphalt Repair – The board reviewed proposal from McKowski's Maintenance to repair a damaged asphalt curbing. The board tabled the proposal and directed management to look into placing large keystone rocks along the curbing.

SDG&E – Board discussed SDG&E Savings.

Board Education – The board tabled CAI membership discussion.

Next Meeting

The next meeting has been scheduled for May 3, 2017 at 6:00 PM at the Avocado Estates Pool Room.

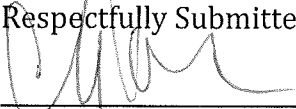
Adjournment

The meeting adjourned at 7:30 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:



Recording Secretary



Board Signature