

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Pool Room
May 3, 2017**

Attendance

Board of Directors Present

Pam Merrill, President
Kiley Grunstad, Treasurer
Erica Miller, Secretary
Casey Ryan, Director at Large

Absent

Jim Harrington, Vice President
Lindsey Danner, Director at Large
DeAnna Dougherty, Director at Large

Management

Chloe Holder, Community Association Manager & Recording Secretary

Call to Order

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

Homeowners Forum

Seven (7) homeowner was in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on April 5, 2017. **(4-0)**

Financial

Board reviewed and made a motion to approve the financial statement for the period ending March 31, 2017 pending year end review. **(4-0)**

Landscape Committee Report –

- A. Landscape Committee Chair, Erica Miller provided the most recent committee report to the board for review.
- B. Darrell with the landscape committee will contact landscape companies for free mulch for grove 2.

Pool Committee Report – Pool Committee Chair, Lindsey Danner gave a verbal report on activities at the pool area.

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 and work order log.

Architectural

- A. The board reviewed and made a motion to approve proposal to building a retaining wall and install artificial turf at the side of the house at 1319 Cadoglenn Drive. **(4-0)**
- B. The board reviewed and made a motion to approve 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 with the condition that the homeowners provide management with a list of neighbor signatures. Also, the fencing is considered a temporary installation to secure new pet and a permanent fencing material needs to be approved by the board within six (6) months. **(4-0)**

Old Business

Turf Removal Rebate – Board reviewed turf removal rebate from Metropolitan Water District.

"No Trespassing sign" – Board tabled the discussion while the property manager confirms civil code requirements for surveillance signs.

Fencing at Pond – The board tabled the proposal to repair the fencing around the pond to obtain additional bids. If management can obtain a bid to repair the fence at \$800.00 - \$1000.00 than Pamela will confirm authorization to repair. **(4-0)**

Asphalt Curb Repair – The board tabled the proposal for asphalt curb repair and will revisit the issue along with the street repair project as the curb was temporarily fixed.

New Business

Pond Repair – The board made a motion to approve GFIC replacement for pond pump by CTE inc. at cost of \$160.00 for investigation and temporary repair plus \$130.00 for complete replacement of GFIC. ***MSUA (4-0)**

Landscape Enhancements –

- A. The board tabled proposal #3000-2043 from Green Horizons to install mulch at 1211 Timberpond due to costs.
- B. The board tabled proposal #2000-5640 from Green Horizons for tree removals and trimming.
- C. The board tabled proposal #3000-2094 for tree planting. Management was requested to speak with Green Horizons regarding their cost to install plant material/trees purchased separately by the association.

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 7:50 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