

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Avocado Pool Room  
Monday, January 8, 2018**

**Attendance**

Board of Directors Present

Casey Ryan, Vice President  
Erica Miller, Treasurer  
Darrell Strom, Director at Large  
Sandra Reeve, Director at Large  
Renata Flake, Director at Large

Absent

Jim Harrington, President  
Lindsey Danner, Secretary

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 discipline and legal 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 December 12, 2017 as submitted. **(5-0)**

**Financial**

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

The board reviewed and signed the US Bank Signature Cards.

**Delinquencies**

The board announced that at the December 12, 2017 Executive Session they approved foreclosure on APN#514-410-06-00.

**Manager's Report**

- A. The Board reviewed the December 13, 2017 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on January 11, 2018 at 9:30am.

**Architectural**

The board reviewed and made a motion to approve architectural application from 1267 Avocado Summit to install pavers at their front yard as submitted. **(5-0)**

The board reviewed and made a motion to approve architectural application from 1219 Timberpond Drive to replace their deck cover 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 –

The Asphalt Committee provided an update of the asphalt repair/resurfacing project to the Board. The board reviewed a draft of the tree removal/root barrier list relating to the asphalt project.

### **Landscape**

The Landscape Committee provided an update.

### **Old Business**

Waste Management – Board to discussed Waste Management contract.

### **New Business**

Pool Deck Drain – The board reviewed proposals to service the drain lines at the pool deck. The board directed management to get bids for hydro jetting.

Pedestrian Gate – The board reviewed bids to install pedestrian gates. The board tabled the bids.

Email Blast – The board discussed emailing the agendas each month.

### **Next Meeting**

The next meeting has been scheduled for February 7, 2017 at 6:00 PM at the Avocado Estates Pool Room.

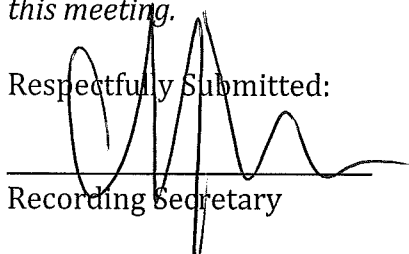
### **Adjournment**

The meeting adjourned at 7:27 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

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Board Signature