

**Avocado Estates**  
**Regular Session Meeting Minutes**  
**November 7, 2018**  
**1744 The Woods Drive, El Cajon, CA 92019**

**Roll Call**

Present: Jim Harrington, President  
Renata Flake, Vice President  
Jeanette Danner, Treasurer  
Kristen Livigni, Secretary  
Darrell Strom, Director at Large  
Sandy Reeve, Director at Large

Absent: Erica Miller, Director at Large

Also Present: Chloe Holder, Curtis Management / Recording Secretary.

**Call to Order**

The meeting was called to order at 6:05 pm.

**Homeowners Forum**

Three (3) homeowners were present

**Executive Session Disclosure**

At the previous Executive Session held on September 12, 2018, topics discussed were meeting minutes, legal matters, member discipline and contracts.

**Meeting Minutes**

The board approved the September 12, 2018 Regular Session Meeting Minutes as submitted. **(6/0)**

The board approved the October 27, 2018 Regular Session Meeting Minutes as submitted. **(6/0)**

The board approved the October 27, 2018 Organization Meeting Minutes as amended. **(6/0)**

**Financials**

The board made a motion to approve the September 2018 Financial Statement pending year-end review. **(6/0)**

**Management Report**

The board reviewed the action item list and work order list provided by management.

**Architectural**

1259 Avocado Summit – The board made a motion to approve the architectural application for the homeowner to install solar with the condition that the panels be installed on the roof. **(6/0)**

**Correspondence**

The board reviewed correspondence from several homeowners.

## **Committees**

Roads Committee Report – The board made a motion to authorize the Roads Committee to work with Eagle Paving to select the new locations for the speed humps and present it back to the board for final approval via email. **(6/0)**

Pool Committee – The board made a motion to appoint Renata Flake, Casey Ryan and Lindsey Danner to the Pool Committee. **(6/0)**

Communications Committee –

1. The board directed management to send an email blast about safety and reporting trespassers.
2. Welcome Packet – The board reviewed the welcome packet.

## **Old Business**

Rules and Regulations – The board discussed updating the Rules and Regulations at a separate meeting at a date to be determined in December/January.

Clubhouse Repairs – The board made a motion approve up to \$1,500.00 for McBreaty for inspection and complete repair of the clubhouse wall with Darrell overseeing the project. **(6/0)**

## **New Business**

Front Gate Repair – The board made a motion to ratify approval of front gate repair at cost of \$2,254.00. **(6/0)**

Landscape Bids –

The board made a motion to approve Green Horizons proposal #3000-4036.1 at cost of \$2,094.00. **(6/0)**

The board made a motion to approve Green Horizons proposal #3000-4036 at cost of \$1,860.00. **(6/0)**

The board table Green Horizon's proposal #2000-4709, #2000-4680, and #2000-0886.1.

Taxes and Year End Review – The board approved proposal from Beck and Co to prepare the association's 2018 Taxes and Year End Review at cost of \$950.00. **(6/0)**

Insurance – The board made a motion to approve insurance renewal with State Farm with premium of \$2,912.00. **(6/0)**

The board made a motion to approve Eagle Paving's proposal #23352 JGM to overlay the asphalt sidewalks at cost of \$8,259.00. **(6/0)**

The board made a motion to ratify approval of the Petromat disposal at cost of \$4,675.00. **(6/0)**

The Board made a motion to ratify approval of Eagle Paving's change order #23299 JGM to mill and overlay asphalt and burns located at 1609 Woody Hills Dr. at cost of \$1,398.00. **(6/0)**

The board made a motion to ratify approval of Eagle Paving's proposal #23293 JGM to dig a trench to repair the back gate electrical at cost of \$1,300.00. **(6/0)**

The board made a motion to ratify approval of Eagle Paving's proposal #23201 at cost of \$1,867.00. **(6/0)**

The board made a motion to proceed with CTE Testing and requested that the property manager attempt to negotiate down the pricing. **(6/0)**

The board made a motion to approve the asphalt sealing contract addendum in the amount of \$40,000.00 as prepared by Epstein Grinnell and Howell.

The board made a motion to ratify proposal from California Lighting and Electric Electrical dated October 9, 2018 to repair to the front gate at cost of \$1,050.00 **(6/0)**

The board made a motion to refund \$1000.00 per homeowner for the Special Assessment. Details regarding the reimbursement will be arranged after retaining a legal opinion on the process. **(6/0)**

Code of Conduct - The board tabled the Code of Conduct until the next meeting.

Emergency repair - The board made a motion to approve proposal from The Pool Ph.

### **Next Board Meeting**

The next board of directors meeting will be held at a date to be determined.

### **Adjournment**

The board meeting adjourned at 8:00pm.

### **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.*

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Recording Secretary

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Board Signature