

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Pool Room
Thursday, February 15, 2018**

Attendance

Board of Directors Present

Casey Ryan, Vice President
Erica Miller, Treasurer
Lindsey Danner, Secretary
Darrell Strom, Director at Large
Sandra Reeve, Director at Large
Renata Flake, Director at Large arrived at 6:05pm

Absent

Jim Harrington, President

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 January 8, 2018 the Board approved meeting minutes, discussed member discipline and legal items.

Homeowners Forum

Nine (9) homeowner were in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on January 8, 2018 as amended. **(6-0)**

Financial

The board made a motion to approve the December 2017 and January 2018 financial statement pending year end review. **(6-0)**

Manager's Report

- A. The Board reviewed the January 10, 2018 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on March 14, 2018 at 3:00p.m.

Architectural

The board reviewed and made a motion to approve architectural application from 1116 Avocado Summit Drive to paint the exterior of their home as submitted. **(6-0)**

The board reviewed and made a motion to approve architectural application from 1116 Avocado Summit Drive to renovate the landscape at their home as submitted. **(6-0)**

The board reviewed and made a motion to approve architectural application from 1124 Avocado Summit Drive to replace the roofing of their home as submitted. All three options presented were approved **(6-0)**

Correspondence

The board reviewed various correspondence from homeowners.

The homeowner of 1704 The Woods Drive attended the meeting to address the irrigation issue at their home. The Board made a motion to cap the Association's irrigation lines crossing over the homeowners property at the top of the slope and continue to irrigation the two (2) Plumbago plants. **(6-0)**

The board made a motion to approve allowing Darrel Strom to relocate the "Tow Away" signs throughout the property.

Committees

Roads – The Roads committee gave a verbal update to the present members.

Landscape – The Landscape committee gave a verbal report to the present members.

Communications – No report was provided.

Pool Committee – No report was provided.

Rules and Regulations – The Board made a motion to form a Rules Committee which can include any member if requested. **(6-0)**

The Board made a motion to approve the following members to the Rules Committee. **(6-0)**

- Erica Miller
- Jeanette Danner
- Renata Flake
- Shirley Stowers
- Sandra Reeve
- Kristen Vincent

Old Business

Asphalt Repair/Sealing – The board reviewed proposals to remove trees and install root barriers throughout the association so they do not damage the roads once roads have been repaired.

Waste Management – Board to discussed Waste Management contract. Management was requested to contact former Board Member Kiley Grundstand to inquire about the Waste Management charges.

Pool Deck Drain – The board made a motion to approve proposal #1116 from Precise Plumbing to hydro-jet and camera the pool deck drains at cost of \$495.00. **(6-0)**

Pedestrian Gate – The board reviewed bids to install pedestrian gates. Management was directed to work with the communication's committee to create a survey to send to the membership in regards to installing pedestrian gates.

New Business

Janitorial Service Bids –

The board made a motion to give Active Building Management a 30-day termination notice **(6-0)**

The board made a motion to approve hiring Personal Touch Service and add to the contract trellis cleaning. **(6-0)**

Rules and Regulations Update – The board discussed updating the Rules and Regulations and tabled the discussion until the next meeting.

Property Lines/Drainage/Water Run Off Issues – The board discussed property lines and drainage/water run off issues.

Year End Review and Taxes – The board approved the drafted Year End Review and Taxes as prepared by Beck and Co. **(6-0)**

T&M – The board discussed Building Resource Management’s T&M contract and approved to pay invoice #18293 in the amount of \$1960.00 which would include January & February’s T&M hours. **(6-0)**

Next Meeting

The next meeting has been scheduled for March 7, 2018 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

The meeting adjourned at 8:36 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