

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Pool Room
Wednesday, March 14, 2018**

Attendance

Board of Directors Present

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

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 February 15, 2018 the Board approved meeting minutes, discussed member discipline and legal items.

Homeowners Forum

Seven (7) homeowner were in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on February 15, 2018 as submitted. **(7-0)**

Financial

The board made a motion to approve the February 2018 financial statement pending year end review. **(7-0)**

Manager's Report

- A. The Board reviewed the February 15, 2018 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on April 11, 2018 at 9:30.m.

Architectural

The board reviewed and made a motion to approve architectural application from 1108 Timberpond Drive to paint the exterior of their home, install a privacy fence, renovate the patio area to include a spa, water feature, fireplace and trellis, install a front yard entertainment area and a front door porch expansion as submitted. **(4-1) Darrell opposed / Sandy and Erica abstained**

The board reviewed and made a motion to approve architectural application from 1157 Timberpond Drive to renovate their landscape as submitted. **(7-0)**

The board reviewed and made a motion to approve architectural application from 1372 Timberpond Drive to install pavers at their property as submitted. **(7-0)**

The board reviewed and made a motion to approve architectural application from 1372 Timberpond Drive to add an additional panel to the East side of their fence that was previously approve as submitted. **(7-0)**

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.

Correspondence

The board reviewed various correspondence from homeowners.

The board made a motion to approve a June 2nd garage sale on Saturday and directed management to draft a notice and send notice with the statement, as an e-blast and post on the website. **(7-0)**

Old Business

Asphalt Repair/Sealing – The board tabled the discussion.

New Business

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

Landscape Bids –

The board made a motion to approve estimate #2000-881 for tree trimming and removals in the amount of \$2,170.00 after clarifying that the acacia is not under general maintenance. **(7-0)**

Next Meeting

The next meeting has been scheduled for April 9, 2018 at 6:00 PM at the Avocado Estates Pool Room.

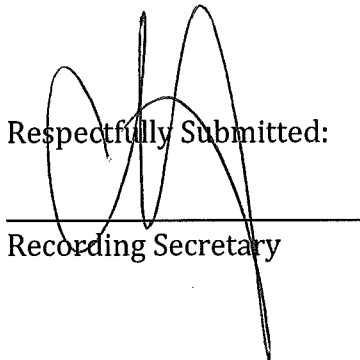
Adjournment

The meeting adjourned at 7:40 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