

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Avocado Pool Room  
Monday, April 9, 2018**

**Attendance**

Board of Directors Present

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

Absent

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 March 14, 2018 the Board approved meeting minutes, discussed member discipline and delinquencies.

**Homeowners Forum**

Six (6) homeowner were in attendance.

The board approved homeowners request to store a POD at the Driveway during renovations.

**Minutes**

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on March 14, 2018 as amended. **(6-0)**

**Manager's Report**

- A. The Board reviewed the March 14, 2018 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on May 9, 2018 at 9:30.m.

**Architectural**

The board reviewed and made a motion to approve architectural application from 1715 The Woods Drive to install artificial turf pending verification the quality of the proposed turf. **(6-0)**

The board reviewed and made a motion to approve architectural application from 1267 Avocado Summit to replace trees at their property. **(6-0)**

**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.

The board made a motion to approve allowing the Landscape Committee to spend up to \$300.00 renovating the back slope on Cadoglenn. **(6-0)**

Communications – No report was provided.

Pool Committee – No report was provided.

Rules and Regulations – The committee discussed revisions to the Rules and Regulations.

The board directed the committee to use the 2013 proposed Rules and Regulations and redline the changes from Rules and Regulation Handbook.

The board requested Green Horizons attend the next meeting to discuss the tree removals/root barriers.

### **Correspondence**

The board reviewed various correspondence from homeowners.

### **Old Business**

Garage Sale – The board changed the date of the garage sale to July 14, 2018. Notification will be included in the June statement and through email blast.

Asphalt Repair/Sealing – The board announced that they have received bids and will be holding a meeting for the community on May 2, 2018. Management was directed to work with Green Horizons in drafting a notice homeowners who will be requested to remove trees or install root barriers to avoid damaging the asphalt and send it Lindsey and Casey for review.

### **New Business**

Rules and Regulations Update – The board discussed updating the Rules and Regulations and tabled the discussion until the next meeting. The board confirmed that the only confirmed Rules in effect are The Rules and Regulations Handbook and the 1997 Parking Rules.

### Landscape Bids –

The board made a motion to approve cost of \$29,652.00 to install root barriers throughout the community after management gets a competitive quote from another vendor. **(6-0)**

The board made a motion to approve cost of \$5,420.00 to remove the trees at various locations. **(6-0)**

The board made a motion to approve proposal #2000-0881 excluding the charge to remove the dead from the acacia behind the pool from Green Horizons in the amount of \$1,785.00. **(6-0)**

Waste Management - The board reviewed proposed contract with Waste Management and requested that Management obtain bids for trash service.

Toilet Replacement – The board made a motion to approve proposal from Precise Plumbing to replace 2 toilets at the pool at cost of \$840.00. **(6-0)**

Stairwell Repair – The board made a motion to approve proposal from BRM to repair the stairs at grove 2 at cost of \$980.00. **(6-0)**

**Next Meeting**

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

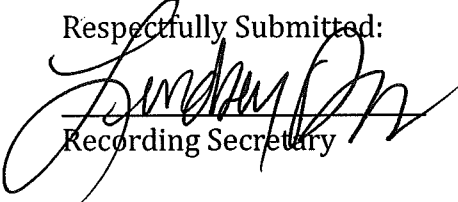
**Adjournment**

The meeting adjourned at 8:30 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