

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Pool Room
Thursday, May 3, 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
Renata Flake, Director at Large

Management

Chloe Holder, Community Association Manager & Recording Secretary

Call to Order

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

Executive Session Disclosure

At the previous Executive Session held on April 9, 2018 the Board approved meeting minutes, discussed member discipline, legal matters and delinquencies.

Homeowners Forum

Two (2) homeowner were in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on April 9, 2018 as amended. **(7-0)**

Financials

The board reviewed the financial statement ending March 31, 2018 pending year end review. **(7-0)**

Delinquencies

The board made a motion to file a lien on APN #514-410-55-00. **(7-0)**

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 made a motion to approve architectural application from 1246 Timberpond Drive to replace their lawn with artificial turf as submitted. **(7-0)**

The board made a motion to approve architectural application from 1225 Avocado Summit Drive to paint the exterior of their home as submitted. **(7-0)**

The board made a motion to approve architectural application from 1329 Timberpond Drive to renovate their landscape as submitted. **(7-0)**

The board made a motion to approve architectural application from 1243 Avocado Summit to renovate their landscape as submitted. **(7-0)**

The board made a motion to deny architectural application from 1363 Timberpond Drive as carport installations are prohibited in the Governing Documents. **(7-0)**

The board made a motion to approve architectural application from 1317 Timberpond Drive to replace 5 mailboxes on Timberpond Drive as submitted. **(7-0)**

The board made a motion to approve architectural application from 1317 Timberpond Drive to install a retaining wall and artificial turf for a putting green in their yard as submitted. **(7-0)**

The board made a motion to approve architectural application from 1561 Woody Hills Drive to renovate their landscape as submitted. **(7-0)**

The board made a motion to deny architectural application from 1327 Cadoglenn Drive to install a trash enclosure and requested that the application be resubmitted with samples of the enclosure. **(7-0)**

The board made a motion to approve architectural from 1235 Avocado Summit to install a deck with fencing and pavers pending verification of the style of railing. Once photos of railing are received the board president will send management final approval. **(7-0)**

Committees

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

Management was directed to send an email blast to the community summarizing the May 2, 2018 board meeting and include the timeline, Q&A and the tree map.

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

Management was directed to send a work order to treat for squirrels at the Butterfly Garden on Cadoglenn Dr, not to exceed \$500.00.

Communications – The board directed management to remove the calendar from the association's website.

Pool Committee – The pool committee gave a verbal update to the present members.

Management was directed to send a work order to repair the lady's bathroom ceiling fan, follow up on the toilet replacement and request that the pool vendor inspect the bottom of the pool for rust.

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

Correspondence

The board reviewed various correspondence from homeowners.

Old Business

Trash Removal Service – Topic was tabled.

Asphalt Repair/Sealing – The board reviewed Asphalt repair/sealing proposals and made a motion to narrow down the bidders to Ramona Paving, Eagle Paving and San Diego Asphalt and Paving and set up a meeting on May 31, 2018 at 6:00pm to interview the three companies and a job walk on June 2nd at 8:00am. **(7-0)**

Erica Miller made a motion to send a ballot to the membership asking if they want to do the assessment prior to approving a contractor. **(2-5) Darrell seconded the motion**

The board made a motion to approve Green Horizon to install root barriers at cost of \$29,652.00 and remove trees at cost of \$5,420.00 in preparation of the asphalt repairs. **(7-0)**

Rules and Regulations Update – The board discussed updating the Rules and Regulations.

Renata Flake made a motion to remove the discussion of Rules and Regulations from the agenda. The motion did not receive a second.

Erica Miller made a motion to approve the revised Parking Rules as submitted by the Parking Committee. The motion did not receive a second.

Jim Harrington made a motion to send draft proposed rules from 2013 to the attorney and ask if the CC&Rs allow for the board to make rules allowing residents to park in the common area.

Jim Harrington made a motion to retract the last motion and revise the motion to only ask the attorney if the board is authorized to allow residents to park in the common area and what is currently enforceable based on the current Governing Documents. **(7-0)**

Next Meeting

The next meeting has been scheduled for June 12, 2018 at 6:00 PM at the Avocado Estates Pool Room.

Adjournment

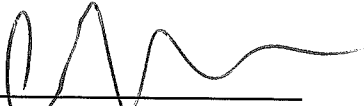
The meeting adjourned at 8:50 PM.

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:

Avocado Estates Homeowners Association
General Session Meeting minutes
May 3, 2018



Recording Secretary



Board Signature