

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Estates Pool Room
Tuesday, June 12, 2018**

Attendance

Board of Directors Present

Jim Harrington, President
Casey Ryan, Vice President
Lindsey Danner, Treasurer
Erica Miller, Secretary
Sandra Reeve, Director at Large
Renata Flake, Director at Large

Absent

Darrell Strom, Director at Large

Management

Chloe Holder, Community Association Manager & Recording Secretary

Call to Order

The Meeting was called to order at 6:07p.m.

Executive Session Disclosure

At the previous Executive Session held on May 3, 2018 the Board approved meeting minutes, discussed member discipline, legal matters and delinquencies.

Minutes

The board made a motion to approve the meeting minutes from May 3, 2018.

Homeowners Forum

No homeowners were present during homeowners forum.

Directors Positions

The board reviewed correspondence from Erica Miller requesting to be removed from her position as Treasurer. The board made a motion accept her request and to reorganize the board positions with Erica Miller as Secretary and Lindsey Danner as Treasurer. **(6/0)**

Financials

The board made a motion to approve the April 2018 and May 2018 Financial statements pending year end review. **(6-0)**

Management Report

The board reviewed the Action Item list from May 3, 2018, the May 9, 2018 Property Inspection report and Work Order log.

Architectural

The board made a motion to approve architectural application from 1617 Woody Hills to install solar panels to their roof as submitted. **(6-0)**

The board made a motion to approve architectural application from 1171 Timberpond Drive to replace their garage door as submitted. **(6-0)**

The board made a motion to approve architectural application from 1533 Woody Hills to install pavers as submitted. **(6-0)**

The board made a motion to approve architectural application from 1235 Avocado Summit to renovate the Landscape and deck at the back of their home as submitted. **(6-0)**

Correspondence

The board reviewed homeowner correspondence.

The board directed management to instruct the janitorial company not to start working until after 8:00am.

Committees

Roads – The next Roads committee meeting will be held on July 7, 2018 at 9:00am at the association's pool area.

Landscape – Gave a verbal report.

Communications – The board directed management to send another reminder regarding the pool area etiquette. No glass, no smoking, etc.

Pool Committee – Lindsey made a motion to give new owners a free pool key if they request it in the first 3 months and provide the owner of 1603 Woody Hills Dr a key free of charge. **(5-0-1) Erica abstained**

Rules Update – Gave a verbal update.

Old Business

Trash Bids - The board directed management to inform Waste Management that the Prices that were received by Republic and if they cannot come down than invite them to the next meeting.

Asphalt Repair/Sealing - Board reviewed meeting notes from the May 2, 2018 Roads Meeting.

The board made a motion to approve Eagle Paving bid in the amount of \$690,542.00 pending the attorney review and finances begin confirmed. **(6-0)**

The board made a motion to send a ballot for a Special Assessment in the amount of \$3500.00 per home to be paid within 60 days. The ballot should also include that if all of the funds are not used totaling \$500 per unit or over than the board will make their best effort to reimbursement than homeowners. **(6-0)**

Ballot is to be mailed out by June 26, 2018 due by August 18, 2018 and if approved give residents 45 days to pay.

The board made a motion to set August 18, at 9:00am as the Special Assessment ballot due.

Rules and Regulations – The discussion was tabled until the July 7, 2018 Board meeting. The board directed management to send all members a copy of the Draft Rules and Regulations in a word document.

New Business

Landscape - The board made a motion to approve the proposal 2000-1749R to remove the dead polar tree at cost of \$750.00. **(6-0)**

Barbecue Grills – The board made a motion to approve replacing the pool area barbecue grills not to exceed \$3500.00 and directed management to obtain a competitive bid prior to awarding Precise plumbing with the approval. **(6-0)**

Pool Decks – Lindsey to get another bid.

Pool Cleaning – The board made a motion to deny proposal from Personal Touch Janitorial Col to clean the pool furniture and pressure wash the deck. **(6-0)**

Lindsey offered to pressure wash the pool deck and furniture.

Next Meeting

The next board meeting will be held on July 7, 2018 at approximately 8:00am followed by the Roads update at 9:00am.

Adjournment

The meeting adjourned at 8:40pm.

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.



Recording Secretary



Board Signature

