

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Pool Room
Saturday, July 7, 2018**

Attendance

Board of Directors Present

Jim Harrington, President
Casey Ryan, Vice President
Erica Miller, Secretary
Lindsey Danner, Treasurer
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 8:00 AM.

Homeowners Forum

One (1) homeowner was in attendance.

Minutes

The Board reviewed and made a motion to approve the General Session Minutes from the meeting held on June 12, 2018 as submitted. **(6-0)**

Financials

Financials were not reviewed.

Delinquencies

No action taken.

Manager's Report

- A. The Board reviewed the Action Item list from the June 12, 2018 Board meeting, the June 13, 2018 Property Inspection report and work order log provided by management.
- B. The next property inspection will take place on July 11, 2018 at 9:30.m.

Architectural

The board made a motion to approve architectural application from 1617 Woody Hills Drive to install a rose trellis at the front of their property as submitted. **(6-0)**

The board made a motion to approve architectural application from 1558 Woody Hills Drive to replace their fencing with a Legacy block wall as submitted. **(6-0)**

The board made a motion to approve architectural application from 1782 The Woods Drive to paint the exterior of their home as submitted. **(6-0)**

The board made a motion to approve architectural application from 1312 Avocado Summit to to paint their home as submitted. **(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.

Communications – No report was provided.

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

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

Correspondence

The board reviewed various correspondence from homeowners.

Old Business

Asphalt Repair/Sealing – The board tabled the approval of the final drafted Contract between Avocado Estates and Eagle Paving for further review.

Trash Removal Service – The board made a motion to approve revised contract between Avocado Estates and Waste Management at rate of \$20.00 per unit. **(6-0)**

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

Pool Deck Repair - The board made a motion to approve proposal from Coastal Pool Construction to repair the pool deck, replace the mastic around the spa/pool and replace the LED light inside of the pool area not to exceed a total cost of \$4,500.00. **(6-0)**

Barbecue Grills – The board made a motion to proceed with previously approved proposal to replace the barbecue grills and cost not to exceed \$3,500.00. **(6-0)**

New Business

Landscape Bids – The board made a motion to approve estimate #2000-1749R1 from Green Horizons to trim a Polar Tree at cost of \$350.00. **(6-0)**

The board directed management to have Green Horizons break down proposal #3000-2912 by labor hours, price per sqft of mulch and to use the mulch at the parking lot first.

The board tabled proposal 8000-2866 and directed management to inform Green Horizons to work with Sandy Reeves to select a better proposed tree.

Directory Input – The board made a motion to approve allowing Allegra Cody to re-enter the directory numbers for up to 4 hours at cost of \$65.00 per hour. **(6-0)**

Maintenance – The board tabled the proposals for T&M maintenance.

LED Pool Light – Refer to Deck Repair approval above.

LED Walkway Lights - The board directed management to obtain a price to install two additional walkway LED lights from Horizon Lighting.

Next Meeting

The next meeting has been scheduled for August 14, 2018 at 6:00 PM at the Avocado Estates Pool Room.

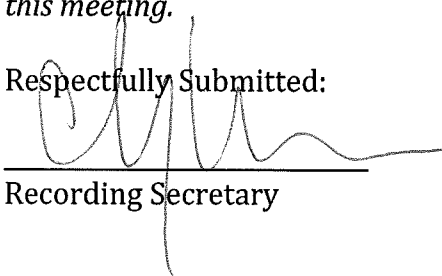
Adjournment

The meeting adjourned at 9:00 AM.

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