

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Avocado Estates Pool Room  
Tuesday, August 14, 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  
Darrell Strom, Director at Large

**Other**

Chloe Holder, Curtis Management & Recording Secretary

**Call to Order:**

The meeting was called to order at 6:10pm

**Executive Session Disclosure**

The board announced that at the previous executive session held on June 2018, the board approved meeting minutes, reviewed delinquencies and discussed member discipline.

**Homeowners Forum**

Two (2) homeowners present.

**Meeting Minutes**

The board made a motion to approve the July 7, 2018 General Session meeting minutes as submitted.

**(7/0)**

**Financials**

The board made a motion to approve the July 2018 Financial Statements pending year end review. **(7/0)**

**Delinquencies**

No action taken.

**Management Report**

The board reviewed the action Item list from July 7, 2018 board meeting, the July 11, 2018 property inspection report and work order report.

The next property inspection will take place on September 12, 2018 at 3:00am.

**Architectural**

1211 Timberpond Drive: (Landscape) The board made a motion to approve the application for landscape renovations as submitted. **(7/0)**

1613 Woody Hills Drive: (Solar) The board made a motion to approve the application to install solar as submitted. **(7/0)**

1539 Woody Hills Drive: (Deck Replacement and Landscape) The board made a motion to approve the application to replace the deck in the yard and renovate the landscape as submitted. **(7/0)**

### **Correspondence**

The board reviewed a homeowner's request to remove parking bay. The board directed management to respond to the homeowner that they association's attorney advised that since this is the common area they are unable to remove the parking space without a vote from the membership.

The board reviewed landscape request from the homeowner of 1545 Woody Hills Drive and directed management to obtain a cost to remove the palm fronds from the large palm tree at the back of their property.

### **Committee**

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

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

Communication Committee Report – The Communications Committee and Erica Miller agreed to work on a survey to send to the membership. Once completed the survey should be sent to the board via email.

Pool Committee Report – The Pool Committee gave a verbal report to the present members.

Rules Update – No update was provided from the Rules Committee.

The board directed management to send an email blast stating the Association accepting candidacy forms.

### **Old Business**

Asphalt Repair/Sealing – The board discussed meeting with owners to confirm property lines of private driveway.

Rules and Regulations – The board provided Renata Flake with the notes from the board in regards to the proposed Rules and Regulations to compile a spread sheet for the board to compare.

Barbecue Grills – The board made a motion to approve extra expense to modify the island to install the new barbecue grills NTE. \$1,500.00. The final approval will be done via email. **(7/0)**

### **New Business**

Landscape Bids – The board directed management to ask Green Horizons how many five (5) gallon Pepper trees they can donate instead of the three (3) 15 gallon Pepper trees. Final say will be Sandy, Erika and Darrell.

Irrigation Controller posts – The board directed management to ask Green Horizons for the locations of the Irrigation controllers so they can obtain another bid.

Mulch – The board made a motion to deny proposal #3000-2912 and directed Management to tell Green Horizons to use the mulch in the pool parking lot. **(7/0)**

Walkway Lights – The board made a motion to approve installing the new walkway lights NTE. \$1,500.00 after management obtains another bid to compare and as well as negotiate with Horizon Lighting on the cost. **(7/0)**

Window – The board made a motion to deny proposal from BRM to replace one window at the pool and directed management to obtain additional bids and include the second window. **(7/0)**

Reserve Study – The board made a motion to approve A Reserve Company's proposal for a Level two (2) report with site inspection at cost of \$549.00. **(7/0)**

Annual Meeting – The board approved Curtis Management as Inspector of Elections for the upcoming annual meeting at 9:00am on October 27, 2018. **(7/0)**

### **Next Meeting**

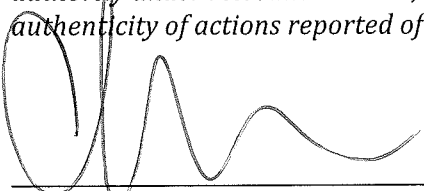
The next Board of Directors meeting will be held on September 12, 2018 at 6:00pm in the Association's clubhouse.

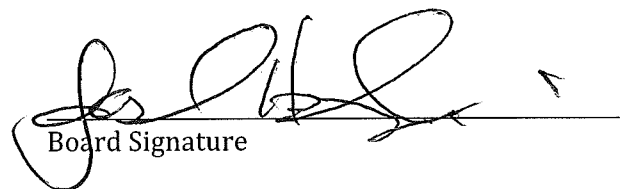
### **Adjournment**

The meeting adjourned at 7:33pm.

### **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