

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Avocado Estates Pool Room
Wednesday, September 12, 2018**

Attendance

Board of Directors Present

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

Absent

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 6:00pm

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

Five (5) homeowners present. Topics discussed were enforcement of Rules and Regulations.

The board made a motion to ask the attorney if he recommends adding homeowner comments to the meeting minutes and how general they should be. **(5/0)**

Meeting Minutes

The board made a motion to approve the August 14, 2018 General Session meeting minutes as amended. **(5/0)**

Financials

The board made a motion to approve the August 2018 Financial Statements pending year end review. **(5/0)**

Delinquencies

No action taken at this time.

Management Report

The board reviewed the action Item list from August 14 board meeting, the August 8, 2018 property inspection report and work order report.

The next property inspection will take place on October 10, 2018 at 9:30am.

Architectural

1327 Cadoglenn Drive: The board made a motion to approve architectural application to replace the trash enclosure and move it to the side of the house where the fencing is and erect a small wall to hold the back of the bank. **(5/0)**

1327 Cadoglenn Drive: The board made a motion to approve architectural application to renovate the landscape at the side of their home. **(5/0)**

1327 Cadoglenn Drive: The board made a motion to approve architectural application to replace cinderblock trees as submitted. **(5/0)**

1361 Timberpond Drive: The board made a motion to approve architectural application to install rain gutters on the roofing with the condition that they verify where the water will drain. **(5/0)**

1361 Timberpond Drive: The board made a motion to approve architectural application to install a drain under the foundation with the condition that they have a licensed contractor sign off on the modification and verify where the drainage will lead. **(5/0)**

1542 Woody Hills Drive: The board made a motion to approve landscape modifications. **(5/0)**

Correspondence

The board directed management to order a Taco Truck for the Trunk or Treat on October 28th from 3:00pm – 5:00pm.

Committee

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

The Board directed Management to send a letter to pending homeowners who have not confirmed the boundaries of their driveway.

The Board directed Management to send a letter to the owners requesting confirmation that they approve the Association to remove the trees located on their property that may damage the new asphalt.

The Board made a motion to allow the Roads Committee to coordinate tree removals for the roads. **(5/0)**

The Board made a motion to authorize Eagle Paving to begin the concrete repairs. **(5/0)**

The Board directed Management to obtain a contract for the asphalt sealing.

The Board directed Management to obtain a proposal for part time soil testing and monitoring.

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

Communication Committee Report – The Communication Committee reviewed the survey results and requested that the results be posted to the website.

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

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

Old Business

Rules and Regulations – The Draft Rules and Regulations were tabled to be discussed by the new Board of Directors at the November 2018 Board Meeting.

Towing Procedures - The board discussed the procedure for towing vehicles and made a motion to approve that any board member may ticket a vehicle however towing a vehicle must be approved at the board meetings for vehicles parked on the street or in a fire lane.

Walkway Lights – The board made a motion to approve Horizon Lighting proposal# LS-1213177-TD to install two walkway LED lights leading down to the pool at cost of \$1,444.00. **(5/0)**

Pool Deck – The board made a motion to postpone repairing the pool deck until December 2018 – February 2019 and reassess the scope of work needed at that time. **(5/0)**

New Business

Landscape Bids –

Gate Code – The board made a motion to change the gate code effective November 1st 2018 to 1782. **(5/0)**

Clubhouse Repairs - The board made a motion to approve proposal from McBreaty Construction Corp. to replace two windows in the clubhouse at cost not to exceed \$2,500.00. **(5/0)**

Management was directed to see if the windows would be cheaper if they purchased single pane windows instead of double pane.

Budget – The Board made a motion to approve option 2 of the proposed 2018-2019 Operations Budget with dues remaining at \$234.00 per month per unit. **(5/0)**

The Board made a motion to approve the Reserve Study via email as it was not received in time for the board meeting. **(5/0)**

Soil Testing – The board made a motion to approve hiring a part time inspector to soil test and oversee the asphalt project not to exceed \$25,000.00 and authorize the Roads Committee to select the company. **(5/0)**

Next Meeting

The next Board of Directors meeting will be held on a date to be determined in the Association's clubhouse.

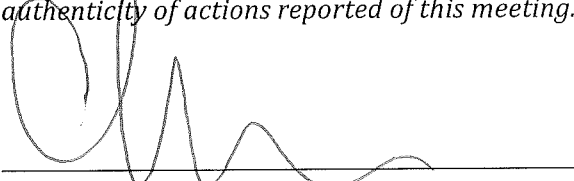
The Annual Election will be held on Saturday, October 27, 2018 at 9:00am at the Pool Area.

Adjournment


The meeting adjourned at 8:43pm.

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