

**Avocado Estates
January 8, 2019
General Session Meeting Minutes
Association's Pool Room**

Roll Call

Jim Harrington, President
Jeannette Danner, Treasurer
Sandy Reeve, Director at Large
Erica Miller, Director at Large
Darrell Strom, Director at Large

Absent

Renata Flake, Vice President
Kristen Livigni, Secretary

Call to Order

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

Executive Session Disclosure

Meeting minutes, delinquencies, legal matters and contracts.

Homeowners Forums

One (1) homeowner arrived at 7:03pm.

Meeting Minutes

The board made a motion to approve the November 7, 2018 General Session meeting minutes as submitted. **(4/0/1) Erica's abstained**

Financials

The board made a motion to approve the October and November 2018 financial statement pending year end review. **(5/0)**

The board signed the US Bank cards.

Delinquencies

No action required at this time.

Management Report

The board reviewed the action item list and work order list provided by management.

Architectural

1112 Avocado Summit Drive: The board made a motion to approve the architectural application to repair/extend the deck and windows as submitted. **(5/0)**

1125 Timberpond Drive: The board made a motion to approve the architectural application to repair the deck at their home as submitted. **(5/0)**

Correspondence

The board made a motion to approve providing a pool key to the mail representative in order to use the restrooms. **(5/0)**

Committee Reports

Roads Committee Update – Jamie with Eagle Paving was present to update the board on the status of the Association’s Asphalt repairs and discussed beginning the curbs and sealing the on the third week of February.

The board made a motion to approve Green Horizons to remove the dirt and plant material one inch back from the curbs throughout the association with the exception of rocks/bricks not to exceed \$7000.00. **(5/0)**

Management was directed to send a notice to the homeowners reminding them that this is their last chance to remove their dirt/rocks/landscape by first week of February.

Management was directed to inform the Landscape company to turn of the irrigation.

Pool Committee Update– The board made a motion to approve Pool Ph.D. to replace spa cover at cost of \$100.00 **(5/0)**

New Business

Asphalt Roads – The board made a motion to approve Eagle Paving’s proposal #23713 JGM change order for Asphalt berms in the amount of \$6,450.00. **(5/0)**

Special Assessment Reimbursement – The board made a motion to follow the attorney’s recommendation to only reimburse the owners who was ever on record as owner at November 7, 2018. **(4/1) Erica opposed**

The board will distribute the checks at the pool area on either January 26, 2019 at the pool area or February 2, 2019.

Rules and Regulations – The Board tabled the Rules and Regulations discussion.

Code of Conduct – The board made a motion to approve the Code of Conduct agreement for 2019. **(5/0)**

Pool Deck Repair/Sealing – The board directed management to bring back the previous pool deck resealing bids.

New Business

Spa Light Repair – The board made a motion to approve proposal from Pool Ph.D to replace the lights inside of the spa and pool at cost of \$2,200. **(5/0/1) Erica abstained**

Landscape – The board tabled the landscape bids.

New Civil Code Requirement – The board made a motion to authorize management to transfer Association funds per civil code section 5380 (b)(6). **(5/0)**

No Trespassing Sign – The board discussed relocating the No Trespassing Sign to the front of the gate. Darrell volunteered to relocated the sign.

Next Meeting


The next board of directors meeting will be held on Tuesday, February 12, 2018 at 6:00pm.

Adjournment

The meeting adjourned at 8:00pm.

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