

**Avocado Estates  
Regular Session Meeting Minutes  
Tuesday, February 12, 2019  
1744 The Woods Drive  
El Cajon, CA 92019**

**Roll Call**

Jim Harrington, President  
Darrell Strom, Director at Large  
Jeannette Danner, Treasurer - left at 7:06pm  
Sandy Reave, Director at Large  
Kristen Livigni, Secretary  
Renata Flake, Vice President

**Absent**

Erica Miller, Director at Large

**Also Present**

Chloe Holder, Community Association Manager

**Call to Order**

The meeting was called to order at 6:00pm.

**Executive Session Disclosure**

The board disclosed that at the last executive session, the board discussed meeting minutes, delinquencies, legal matters and contracts.

**Homeowners Forum**

No homeowners present.

**Meeting Minutes**

The board made a motion to approve the January 8, 2019 General Session Meeting Minutes as submitted.  
**(6/0)**

**Financials**

The board reviewed and made a motion to approved the January 2019 financial statements pending year end review. **(6/0)**

The board made a motion to change street sweeping to every other month. **(6/0)**

The board made a motion to authorize management to transfer association funds per civil code section 5380(b)(6). **(6/0)**

**Delinquencies**

The board made a motion to file a lien on account #AE-1246T-1 and #AE-1715T-2. **(6/0)**

**Management Report**

Action item list from the January 8, 2019, November 14, 2018 property inspection reports and work order report were reviewed.

## **Architectural**

The board made a motion to approve architectural application from 1372 Timberpond Drive to remove the Liquid Amber tree at the front of their home as submitted. **(6/0)**

## **Correspondence**

The board reviewed request from the homeowner of 1173 San Lori Lane requesting that the board remove Eucalyptus trees in the Associations common area. The board made a motion to send a work order to Green Horizons to inspect the tree to obtain a written recommendation. Based on the recommendation, management was directed to send the statement from the arborist to the homeowner advising that we are maintaining the eucalyptus trees appropriately. **(6/0)**

## **Committee Reports**

Roads Committee - The Association's curbs and speed humps will begin on 2/25 - 3/1.

Landscape Committee - The board discussed the Association's landscape.

Communications Committee - Check for new homeowners since December and send them welcome letters.

Pool Committee - The board discussed the pool area.

Rules Update - The board discussed the status of the revised Association's Rules and Regulations.

## **Old Business**

Asphalt Roads Update - The board discussed the status of the asphalt repairs/sealing.

Special Assessment Reimbursement - The board discussed the status of reimbursement of the special assessment.

Landscape Bids - The board made a motion to approve Green Horizons proposal #2000-0167 in the amount of \$7,600.00. **(6/0)**

Rule Revisions - The board made a motion to have the attorney attend the next Executive Rules meeting. **(6/0)**

## **New Business**

Surveyor - The board directed Management to contact Alta Land surveying in El Cajon for a survey bid and provide areas identified to survey. They also want to ask if they will do a deal for the members at the same time.

Year end review and Taxes - The board made a motion to approve the 2018 year end review and taxes as prepared by Beck and Co. **(5/0)**

Emergency Repair - The board made a motion to approve proposal from McBreaty Construction to repair the clubhouse at cost of \$4,100.00. **(5/0)**

## **Next Meeting**

The next Board of Directors meeting will be held on March 12, 2019.

## **Adjournment**

The meeting adjourned at 7:37pm.

**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