

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Monday, May 13, 2019  
1744 The Woods Drive, El Cajon, CA 92019**

**Roll Call**

Present

Renata Flake, Vice President  
Kristin Livigni, Secretary  
Jeanette Danner, Treasurer  
Erica Miller, Director at Large  
Sandra Reeve, Director at Large arrived at 6:07pm.  
Darrell Storm, Director at Large

Also Present

Chloe Holder, Community Association Manager

Absent

Jim Harrington, Absent

**Call to Order**

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

**Homeowner Forum**

No homeowners present for Homeowners Forum.

**Executive Session Disclosure**

At the April 15, 2019 Executive Session, the Board approved meeting minutes, discussed delinquencies and held Show Cause Hearings.

**Meeting Minutes**

The board made a motion to approve the April 15, 2019 Executive Session Meeting Minutes as submitted. **(5/0)**

**Financials**

The board made a motion to approve the April 2019 Financial Statement pending year end review. **(5/0)**

The board reviewed the April 2019 Bank Statements and Reconciliations.

The board made a motion to authorize management to transfer association funds per civil code section 5380(b)(6). **(5/0)**

**Management Report**

Reviewed the Action Items from the May 13, 2019 Board Meeting, the April 10, 2019 Property Inspection report and the work order log.

**Architectural**

1116 Avocado Summit Dr: (Roofing and Solar) The board made a motion to approve the application with the condition that the replacement roof tiles are the same style and color as the existing. **(6/0)**

1153 Timberpond Dr: (Tree Trimming) The board made a motion to approve the application to trim the Kemper tree at their home as submitted. **(6/0)**

### **Correspondence**

The board reviewed correspondence from a neighboring resident regarding Eucalyptus trees and advised that they are waiting on a bid to survey the property prior to performing any work.

### **Committee Report**

Roads Committee – The board discussed the asphalt repair and sealing.

Landscape Committee – The board discussed landscape.

Communications Committee – No report was provided.

Pool Committee – The board directed management to get a bid to weld a bar between the fence in the pool area and concrete.

Rules Update – The board discussed the proposed rule update.

### **Old Business**

Landscaped Bids –

The board made a motion to approve proposal #8000-1745 from Green Horizons to level the area behind the pool to add a picnic bench not to exceed \$500. **(6/0)**

The board tabled proposal #3000-1677.

The board tabled proposal #2000-1939.

Asphalt Roads Repair – The board directed management to contact the owner of Eagle Paving to make him aware of the boards concerns.

Rules and Regulations – The board discussed the draft Rules and Regulations.

Survey – The board made a motion to approve survey cost for all of the common areas not exceed \$13,000.00. **(6/0)**

### **New Business**

The board made a motion not to have a Fourth of July Party. **(6/0)**

### **Next Meeting**

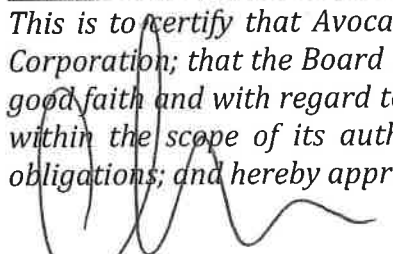
Next Meeting is June 17, 2019 at 6:00pm.

### **Adjourned**

The meeting adjourned 7:17 pm.

### **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.*

  
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Recording Secretary

  
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Board Signature