

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Monday, July 8, 2019
Association's Clubhouse**

Roll Call

Jim Harrington, President
Renata Flake, Vice President
Jeannette Danner, Treasurer
Kristin Livigni, Secretary
Darrell Storm, Director at Large
Erica Miller, Director at Large
Sandy Reeve, Director at Large

Call to Order

The meeting was called to order 6:05pm.

Executive Session Disclosure

The Board disclosed that at the previous Executive Session on May 13, 2019 topics discussed were approval of the April 15, 2019 Executive Session meeting minutes, Delinquencies and Violation matters.

Homeowners Forum

Four (4) Homeowners Present.

Meeting Minutes

The board made a motion to approve the May 13, 2019 General Session Meeting Minutes as submitted.
(7/0)

Financial Report

The board made a motion to approve the May 31, 2019 Financial Statements pending year end review.
(7/0)

The board reviewed the May 31, 2019 Bank Statement and Reconciliation.

The board made a motion to approve authorizing management to transferring association funds per Civil Code section 5380 (b)(6). **(7/0)**

Delinquencies

The board disclosed that at the previous executive session held on May 13, 2019 that the board voted to foreclose on APN #514-443-04-00 and APN #514-410-06-00.

Management Report

Board reviewed the May 13, 2019 Board Meeting Action Items, May 8, 2019 Walkthrough Notes and Landscape report. The next property inspection will be held on July 10, 2019 at 9:30am.

Architectural Application

The board made a motion to approve the Architectural Application from 1243 Avocado Summit to replace their windows as submitted. **(7/0)**

The board made a motion to approve Architectural Application from 1341 Timberland Drive to renovate their landscape and trim the trees as submitted. **(7/0)**

The board made a motion to approve architectural application from 1259 Avocado Summit Drive to remove the Ficus tree and install a concerted walkway. **(7/0)**

The board made a motion to approve the architectural application from 1171 Timberpond Dr. to replace their windows with white vinyl windows as submitted. **(7/0)**

Correspondence

The board reviewed correspondence received since the last meeting.

Committee Reports

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

Landscape Committee - The board discussed the condition of the landscape.

Communications Committee - The Communication committee asked for a updated list of new owners.

Pool Committee - The board discussed the condition of the pool area.

Rules Update - The board discussed the proposed rule update.

Old Business

Landscape Bids -

1. The board made a motion to deny Green Horizon proposal #3000-1677R1 and referred the project to the Landscape committee. **(7/0)**
2. The board made a motion to approve Green Horizon proposal #3000-3877 at cost of \$700.00 and have Green Horizons use the posts at Jim Harrington's house. **(7/0)**
3. The board made a motion to deny Green Horizon proposal #2000-1939. **(7/0)**

Asphalt Roads - The board discussed the status of the Asphalt project.

Rules and Regulations - The board discussed the revised Rules and Regulations.

Parking Reminder - The board directed management to send a parking reminder to the residents.

Surveyor - The board approved revised proposal from Alta Land Surveying to survey the common areas with the exception of lot #145 at cost of \$12,400.00. **(7/0)**

Pedestrian Gates - The board directed management to obtain another bid to install pedestrian gates.

Signs - The board made a motion to order two (2) Private Property signs not to exceed \$300. **(7/0)**

New Business

Reserve Study Bid - The board made a motion to approve proposal for a level 3 reserve update without site inspection from A Reserve Study at cost of \$349.00. **(7/0)**

Annual Meeting - The board made a motion to approve holding the next Annual meeting at the Pool Area on October 5, 2019 at 10am. **(7/0)**

The board made a motion to approve Andrew Sheldon as Inspector of Election. **(7/0)**

Next Board Meeting

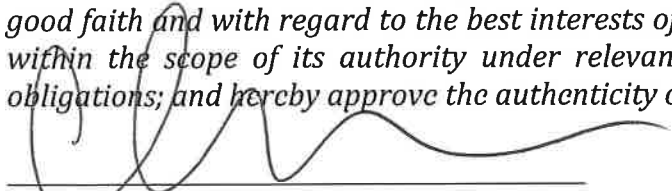
The next board of directors meeting will be held on Thursday, August 15, 2019 at 6:00pm.

Adjournment

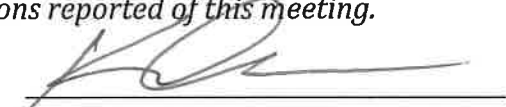
The General Session adjourned at 7:53pm.

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

**AVOCADO ESTATES HOA
Board Resolution**

RECITALS

- A. The Board wishes to operate the Association in compliance with all the legal requirements that govern our community.
- B. Civil Code section 5380 (b) provides in part:

“At the written request of the board, the funds the managing agent accepts or receives on behalf of the association shall be deposited into an interest-bearing account in a bank, savings association, or credit union in this state, provided all of the following requirements are met:

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(6) Transfers of greater than ten thousand dollars (\$10,000) or 5 percent of an association’s total combined reserve and operating account deposits, whichever is lower, shall not be authorized from the account without prior written approval from the board of the association.”

RESOLVED THAT:

Pursuant to the requirement of Civil Code section 5380(b)(6), the Board authorizes Curtis Management Company (“managing agent”) to make the following transfers from the Association’s operating and reserve accounts:

1. Monthly transfers from the operating account(s) to reserve account(s) pursuant to the budget adopted by the Board on October 2018.
2. Payment of the following monthly, recurring invoices/bills in the full amount specified on the bill/invoice:
3. The following non-recurring invoices/bills in the amounts listed:
 - a. Coastal Pool Construction \$14,468.00
 - b. Green Horizons \$22,528.80

DATED: 7/8 20 19



Board Signature