

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Monday, August 15, 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

Also Present

Chloe Holder, CMCA Curtis Management

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 July 8, 2019 The topics discussed were Meeting Minutes, Delinquencies and Show Cause Hearings.

Homeowners Forum

One (1) Homeowner present.

Meeting Minutes

The board made a motion to approve the July 8, 2019 General Session Meetings as submitted. **(7/0)**

Financials

The board made a motion to approve the June and July 2019 Financial Statements pending year end review. **(7/0)**

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

Management informed the board that they still owe \$46,280.00 from Operating to Reserves for the Special Assessment. The board Directed Management to split up the Special Assessment payment into 2 payments.

Delinquencies

No action taken at this time.

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

1361 Timberpond Dr.: (Driveway Extension) The homeowner attended the meeting to ask the board if they would consider approving them to extend their driveway. The board made a motion to approve the application to extend their driveway and will formally approve the application via email. **(6/1) Darrell Opposed**

1545 Woody Hills Drive: (Landscape and Solar Lights) The board made a motion to approve the application to install Vegetation, rocks and boulders and new solar lighting. **(7/0)**

Correspondence

The board reviewed correspondence received since the last meeting.

The board made a motion to increase street sweeping back to 2 visits per month. **(7/0)**

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 board discussed new owners within the community.

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

Rules Update – The board discussed the proposed rule update.

Old Business

Landscape – The board discussed landscape items.

Asphalt/Road Repair - Jim gave an update to the board on the condition of the asphalt curbs. Make sure Jamie comes to the next Board meeting.

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

Surveyor – The board discussed the status of the surveyor's report.

Pedestrian Gates – The board tabled the discussion on the Pedestrian Gates.

New Business

Janitorial Increase – The board made a motion to approved the Janitorial rate increase. **(7/0)**

The board made a motion to approve purchasing the No Trespassing signs for the entrance. **(7/0)**

Halloween Party – The board made a motion to approve the Halloween Party to take palce on October 27th between 4-7pm with expenses not to exceed \$300 plus ordering a taco truck. **(7/0)**

Erica will add garage sale to survey.

Next Meeting

The next meeting will be held on September 5, 2019 at 6:00pm at the Pool Room.

Adjournment

The meeting adjourned at 7:35pm.

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