

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Thursday, September 5, 2019
Association's Clubhouse**

Roll Call

Jim Harrington, President
Renata Flake, Vice President
Jeannette Danner, Treasurer
Kristin Livigni, Secretary
Darrell Strom, Director at Large
Erica Miller, Director at Larger
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 August 15, 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 August 15, 2019 General Session Meetings as submitted. **(7/0)**

Financials

The financials were not prepared in time for the meeting.

Delinquencies

No action taken at this time.

Management Report

Board reviewed the August 15, 2019 Action Items, the August 14, 2019 Walkthrough Notes and Landscape report. The next property inspection will be held on September 11, 2019 at 9:30am.

Architectural

1507 Woody Hills: (Deck Replacement) The board made a motion to approve the application to replace the deck with the condition that the homeowner clarify the material that will be used. **(7/0)**

Correspondence

The board reviewed correspondence received since the last meeting.

The made a motion to approve holding the Annual Community Garage sale on November 16, 2019. **(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. There were no proposals presented for review/approval.

Asphalt/Road Repair - The board made a motion to authorize not to exceed \$10,000.00 to hire a third party company to inspect and test the compaction and material of the newly installed asphalt curbing. (6/1) Erica opposed.

Rules and Regulations - The board discussed the revised Rules and Regulations and advised that they would like to add no parking on the grass/yards throughout the community to the draft rules.

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

Pedestrian Gates - The board tabled the discussion on the Pedestrian Gates and asked that the bids be revised to include that the interior of the gate not have a lock with a bar to ensure that it is not opened from the outside.

New Business

Street Sweeping - The board made a motion to approve the revised contract with Day and Night Power Sweeping to include 2x services per month. **(7/0)**

Next Meeting

The next meeting will be held on September 30, 2019 at 6:00pm at the Pool Room.

Adjournment

The meeting adjourned at 6:40pm.

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