

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Monday, January 20, 2020  
Association's Clubhouse**

**Roll Call**

Jim Harrington, President  
Erica Miller, Vice President  
Jeannette Danner, Treasurer  
Darrell Strom, Director at Large  
Sandy Reeve, Director at Large  
Mark Blair, Director at Large  
Kristin Livigni, Secretary

**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 December 2, 2019 topics discussed were Meeting Minutes, Delinquencies and Show Cause Hearings.

**Homeowners Forum**

Two (2) Homeowners were present.

**Meeting Minutes**

The board made a motion to approve the September 30, 2019 General Session Meetings as submitted.  
**(7/0)**

**Financials**

The board made a motion to ratify approval of the November 2019 financial statements pending Year End Review. **(7/0)**

The board made a motion to approve the December 2019 financial statements pending year end review.  
**(7/0)**

November and December 2019 Bank Statements and Reconciliations were reviewed by the board.

The board made a motion to approved reallocating the reserve funds as recommended by the reserve analyst. **(7/0)**

The board made a motion to approve management to transfer association funds per civil code 5380(b)(6). **(7/0)**

**Delinquencies**

No action taken.

### **Management Report**

Board reviewed the December 2, 2019 Action Items, the Walkthrough Notes and Landscape report. The next property inspection will be held on February 12, 2020 at 9:30am.

### **Architectural**

1171 Avocado Summit Drive: (Roof Replacement) The board made a motion to approve the application to replace the roof as submitted. **(7/0)**

1757 The Woods Drive: (Painting) The board made a motion to approve the application to replace the roof and repaint the fascia with the same color paint as submitted. **(7/0)**

### **Correspondence**

The board reviewed correspondence received since the last meeting.

### **Committee Reports**

Landscape Committee – The Landscape Committee provided the board with an update.

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

Rules Update – The board discussed the proposed rule update.

### **Old Business**

Rules and Regulations – The board discussed correspondence received regarding the proposed revised Rules and Regulations and made a motion to approve adoption of the New Rules and Regulations as mailed to the membership. **(7/0)**

Surveyor – The board met with Miguel with Alta Land Surveying and reviewed the property maps. The board made a motion to approve Alta Land Surveying to survey lot #57 at cost not to exceed \$2,500.00. **(7/0)**

Survey for Community – The board discussed items for the community survey and directed the board to obtain an additional bid for security cameras and a license plate reader.

### **New Business**

Landscape – The board discussed Green Horizon's performance.

Gate Repair/Paint – The board directed management to set up a meeting with Tim and a board member to look at the paint at the front entrance.

Pond Service - The board reviewed notice of termination from Aquatic Life Services.

The board made a motion to approve proposal from Pond Man Service to provide Pond maintenance service 2x a month at cost of \$300 per month. **(7/0)**

Election Rules - The board tabled the discussing until the February 17, 2020 Board Meeting.

**Next Meeting**

The next meeting will be held on February 17, 2020 at 6:00pm at the Clubhouse.

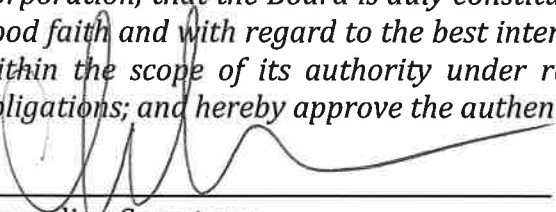
The March Board meeting is scheduled for March 11, 2020 at 6:00pm at the Clubhouse.

**Adjournment**

The meeting adjourned at 7:46pm.


**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