

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Monday, February 17, 2020
Association's Clubhouse**

Roll Call

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

Absent

Jim Harrington, President

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 January 20, 2020 topics discussed were Meeting Minutes, Delinquencies and Show Cause Hearings.

Homeowners Forum

One (1) Homeowners were present.

Meeting Minutes

The board made a motion to approve the January 20, 2020 General Session Meetings as submitted. **(6/0)**

Financials

The board made a motion to approve the January financial statements pending year end review. **(6/0)**

January 2020 Bank Statements and Reconciliations were reviewed by the board.

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

Delinquencies

The board made a motion to file a lien on account #AE-1715T-2. **(6/0)**

Management Report

Board reviewed the January 20, 2020 Action Items, the January Walkthrough Notes and Landscape report. The next property inspection will be held on March 11, 2020 at 3:30pm.

Architectural

1511 Woody Hills Drive: (Garage Door) The board made a motion to approve the application to replace their garage door with a tan garage door with windows as submitted. **(6/0)**

1164 Timberpond Drive: (Carport) The board made a motion to deny the application to install a covered parking space in their driveway. **(6/0)**

Correspondence

The board reviewed correspondence received since the last meeting.

Committee Reports

Landscape Committee – The Landscape Committee provided the board with an update. The board made a motion to give a \$500 budget to the landscape committee to renovate the entrances. **(6/0)**

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

Rules Update – The board discussed the proposed rule update.

Old Business

Surveyor – The board discussed status of the land survey.

Survey for Community –

The board discussed items for the community survey.

The board made a motion to approve Green Horizons to put metal stakes in place of the wood stakes where the survey placed them at cost of \$30 per hour not to exceed \$720.00 plus materials. **(6/0)**

New Business

Landscape – The board made a motion to retroactively accept invoice #605393 from Green Horizons in the amount of \$1,600.00 for miscellaneous tree trimming. **(6/0)**

Election Rules –

The board voted to adopt the membership opt out form. **(6/0)**

The board made a motion to approve sending the voting polices for 28 day review. **(6/0)**

Updated Fee Schedule for Assessment Recovery - The board reviewed the revised fee schedule for Epsten.

Taxes/Year End Review - The board made a motion to approve the Taxes and year End Review. **(6/0)**

Next Meeting

The next meeting will be held on March 11 2020 at 6:00pm at the Clubhouse.

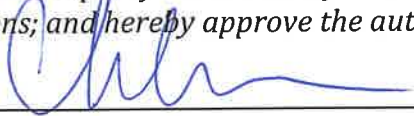
Adjournment

The meeting adjourned at 7:20pm.

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