

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Wednesday, March 11, 2020
Association's Clubhouse**

Roll Call

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

Absent

Erica Miller, Vice 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 February 17, 2020 topics discussed were Legal matters regarding the Asphalt Curbing, Meeting Minutes, Delinquencies and Show Cause Hearings.

Homeowners Forum

Two (2) Homeowners were present.

Meeting Minutes

The board made a motion to approve the February 17, 2020 General Session Meetings as submitted.
(6/0)

Financials

The board made a motion to ratify approval of the February 2020 financial statements pending Year End Review. **(6/0)**

February 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 section 5380 (b)(6). **(6/0)**

Delinquencies

The board made announced that they made a motion to proceed with foreclosure on APN #514-410-06-00 in Executive Session.

Management Report

Board reviewed the February 17, 2020 Action Items, the Walkthrough Notes and Landscape report. The next property inspection will be held on March 11, 2020 at 3:30am.

Architectural

1235 Avocado Summit Dr.: (Retaining Wall and Landscape Application) The board made a motion to approve the application as submitted. **(6/0)**

1348 Timberpond - (Pavers) The board made a motion to approve the application as submitted. **(6/0)**

1511 Woody Hills Drive: (Pavers) The board made a motion to approve the application as submitted. **(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.

Pool Committee – The board discussed the condition of the pool area and requested that management advise the landscape company and pool company to have the pool ready by April 1st.

Communications Committee – The board directed management to send welcome letters to the new residents.

Old Business

Surveyor – The board discussed the status of the land survey and directed management to follow up on a date that the board can meet with Miguel.

The board made a motion to approve purchasing a dribble not to exceed \$100.00 to label the landmarks. **(6/0)**

Survey for Community – The board discussed items for the community survey.

New Business

Landscape – The board discussed Green Horizon's performance.

The board made a motion to approve Green Horizon Proposal #2000-4709 to trim palm trees behind 1360 Timberpond Dr. at cost of \$1,400.00 plus disposal fees. **(6/0)**

Inspector of Election - The board made a motion to hire The Inspectors of Elections for the October 17, 2020 Annual Election to include mailing the Candidacy form. **(6/0)**

Spring Cleaning – The board made a motion to deny the proposal for deep Spring Cleaning. **(6/0)**

Next Meeting

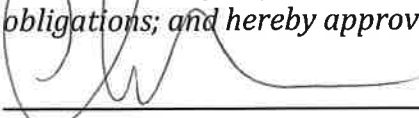
The next meeting will be held on April 14, 2020 at 6:00pm at the Clubhouse.

Adjournment

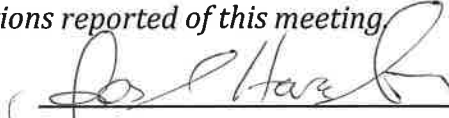
The meeting adjourned at 7:46pm.

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.



Recording Secretary



Board Signature