

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Tuesday, April 14, 2020
Meeting was held Telephonically**

Roll Call

Jim Harrington, President
Erica Miller, Vice President
Jeannette Danner, Treasurer
Kristin Livingni, Secretary
Darrell Storm, Director at Large
Sandra Reeve, Director at Large
Mark Blair, Director at Large

Also Present

Chloe Holder, CMCA, Community Association Manager

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 March 11, 2020 were legal matters regarding the asphalt Curbing, Meeting Minutes, Delinquencies and Show Cause Hearings.

Homeowners Forum

One (1) Homeowner was present.

Meeting Minutes

The board made a motion to approve the March 11, 2020 General Session Meeting Minutes as submitted.
(6/0/1) Erica abstained

Financials

The Board made a motion to approve the March 2020 Financials pending Year End Review. **(7/0)**

The March 2020 Financials were reviewed by the Board.

The board made a motion to approve Management to transfer Association's Funds per Civil Code Section 5380(b)(6). **(7/0)**

Delinquencies

No action taken.

Management Report

The board reviewed the management reports.

Correspondence

The board reviewed correspondence received since the last meeting.

Architectural

1363 Timberpond Drive – The board made a motion to approve the architectural application to remove 25' Trec of roof. (7/0)

Committee Report

Landscape - The Board discussed the Association's landscape.

Communications Committee - The board discussed sending a notice to the residents.

Pool Committee Report - The board discussed the pool deck and reopening the pool area.

Old Business

Surveyor - The board directed management to let the contractor know they need a few weeks before they meet with him to discuss property markers.

Survey - The board directed management to send a survey to the membership regarding installing new pedestrian gates.

Election Rules and Membership list Policy - The board made a motion to approve the New Election Rules and Membership list Policy.

New Business

Landscape - The board made a motion to approve proposal from Green Horizon to remove the Liquid Amber tree behind 1219 Timberpond Dr. at cost not to exceed \$1,950.00. (7/0)

The board made a motion to approve proposal from Green Horizons to trim/lace the Canary Island Pines at cost of \$1,440.00. (7/0)

Workmans Comp - The board made a motion to approve the Workmans Comp renewal with Prendiville Insurance. (7/0)

LMS Fee Schedule - The board reviewed the notice from LMS regarding the assessment fee increase.

Next Meeting

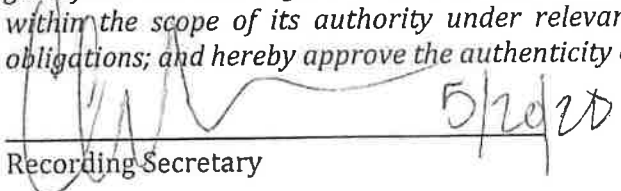
The next board meeting will be held on May 12, 2020 at 6:00pm Telephonically.

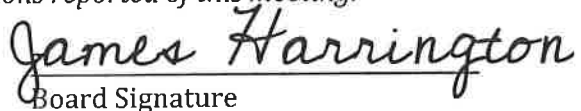
Adjournment

The meeting adjourned at 7:02 PM.

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

**AVOCADO ESTATES HOA
Board Resolution
May 12 2020 Board Meeting
April 2020 Financials**

RECITALS

- A. The Board wishes to operate the Association in compliance with all the legal requirements that govern our community.
- B. Civil Code section 5380 (b) provides in part:

“At the written request of the board, the funds the managing agent accepts or receives on behalf of the association shall be deposited into an interest-bearing account in a bank, savings association, or credit union in this state, provided all of the following requirements are met:

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(6) Transfers of greater than ten thousand dollars (\$10,000) or 5 percent of an association’s total combined reserve and operating account deposits, whichever is lower, shall not be authorized from the account without prior written approval from the board of the association.”

RESOLVED THAT:

Pursuant to the requirement of Civil Code section 5380(b)(6), the Board authorizes Curtis Management Company (“managing agent”) to make the following transfers from the Association’s operating and reserve accounts:

1. Monthly transfers from the operating account(s) to reserve account(s) pursuant to the budget adopted by the Board on September 30, 2019.
2. Payment of the following monthly, recurring invoices/bills in the full amount specified on the bill/invoice:
3. The following non-recurring invoices/bills in the amounts listed:

DATED: _____ 20 ____



Board Signature