

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Tuesday, May 21, 2020  
Meeting was held on ZOOM.COM**

**Roll Call**

Jim Harrington, President  
Erica Miller, Vice President  
Jeannette Danner, Treasurer  
Kristin Livingni, Secretary  
Darrell Strom, 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

**New Business**

The board made a motion to allow management to contact Epstein's office to ask the attorney what the right process is to open the pool. **(7/0)**

The board made a motion to purchase 3 hand sanitizers. **(7/0)**

**Next Meeting**

The next board meeting will be held on June 9, 2020 at 6:00pm Via ZOOM.


**Adjournment**

The meeting adjourned at 7:30 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 Homeowners Association  
General Session Meeting Minutes  
Tuesday, May 12, 2020  
Meeting was held on ZOOM.COM**

**Roll Call**

Jim Harrington, President  
Erica Miller, Vice President  
Jeannette Danner, Treasurer  
Kristin Livingni, Secretary  
Darrell Strom, 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 April 14, 2020 were legal matters regarding the asphalt Curbing, Meeting Minutes, Delinquencies and Show Cause Hearings.

**Homeowners Forum**

Five (5) Homeowner was present.

**Meeting Minutes**

The board made a motion to approve the April 14, 2020 General Session Meeting Minutes as submitted. (7/0)

**Financials**

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

The April 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.

Send a letter to unit 1613 Woody Hills – The board made a motion to send Marino a letter letting them know that they can use the parking bays during the pandemic and that the board will notify him in writing when his parking variance has ended. **(6/0/1) Jeannette abstained**

### **Architectural**

1613 Woody Hills Dr.: The board made a motion to approve the application to replace the deck in the backyard of the home and add a side patio off of the garage with the condition that any changes in the drainage does not affect the surrounding homes. **(5/0/2) J. Danner and E. Miller abstained**

1737 The Woods Dr.: The board made a motion a motion to approve the application to replace the deck on the side of the home and rebuild with Trex in a Chocolate Brown Color pending approval of the sample color of the deck. **(7/0)**

1375 Timberpond Dr.: The board made a motion to approve the application to replace the windows with double pane white Milgard windows. **(7/0)**

1238 Avocado Summit: The board made a motion to deny the application for landscape renovations and asked that the homeowner resubmit with a drawing of the locations and final selections of the plants. **(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 the contractor know that the board is ready to meet to show them their questions and for them to start the new approved section for surveying.

### **New Business**

Landscape Bids – The board made a motion to approve the Green Horizons proposal #8000-1343 to install rip rap in the common area with the cost not to exceed \$640. **(6/0/1) Jeannette abstained**

### **Next Meeting**

The next board meeting will be held on June 9, 2020 at 6:00pm Via ZOOM.


### **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.*

Avocado Estates Homeowners Association  
General Session Meeting minutes  
Tuesday, May 12, 2020



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Recording Secretary



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Board Signature

**AVOCADO ESTATES HOA  
Board Resolution  
June 9, 2020 Board Meeting  
May 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:

06/11/2020

DATED: \_\_\_\_\_ 20 \_\_\_\_\_



\_\_\_\_\_  
Board Signature