

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Tuesday, June 9, 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 May 12, 2020 and May 21, 2020 were legal matters regarding the asphalt Curbing, Meeting Minutes, Delinquencies and Show Cause Hearings.

**Homeowners Forum**

Three (3) Homeowner was present.

**Meeting Minutes**

The board made a motion to approve the May 12, 2020 General Session Meeting Minutes as submitted. (7/0)

The board made a motion to approve the May 21, 2020 General Session Meeting Minutes as submitted. (7/0)

**Financials**

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

Bank statements were not available for review. Management will email the May Bank statements to 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**

1329 Timberpond Drive: The board made a motion to approve the architectural application to renovate the landscape by installing artificial turf, a retaining wall, French drains and a floating boardwalk as submitted. **(7/0)**

1737 The Woods Drive: The board made a motion to approve the application to rebuild the exterior deck, rebuilding the existing outdoor steps with concrete and repaint the home with the condition that a board member view and confirm approval of the paint colors. **(7/0)**

1225 Avocado Summit Drive: The board made a motion to approve the application to replace the windows with the condition that the windows are either white or almond color. **(7/0)**

1363 Timberpond Drive: The board made a motion to approve the application to remove the peppertree that is encroaching on the foundation. **(7/0)**

1335 Timberpond Drive: The board made a motion to approve application for a new deck as submitted. **(7/0)**

1228 Avocado Summit Drive: The board made a motion to approve the application to replace the windows with the condition that the color is white. **(7/0)**

1336 Timberpond Drive: The board made a motion to approve the application to replace the shared mailed box as submitted. **(7/0)**

1340 Timberpond Drive: The board made a motion to approve the application to replace the shared mailed box as submitted. **(7/0)**

1344 Timberpond Drive: The board made a motion to approve the application to replace the shared mailed box as submitted. **(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 discussed the status of the Property Survey.

Pool Area - The board made a motion to approve reopening the pool area on June 12<sup>th</sup> with conditions. **(7/0)**

The board made a motion to approve proposal from Personal Touch Cleaning to service the pool 7 days per week at cost of \$954.00 per month. **(7/0)**

**New Business**

Landscape Bids – Nothing to approve at this time.

Irrigation Audit – The board made a motion to approve the urgent repairs noted in the audit at cost of \$2,789.00. (7/0)

The board tabled the recommendations and coverage issues noted in the Irrigation Audit and directed the Landscape committee to go over the bid with Green Horizon.

Pedestrian Gate Survey – The board tabled the discussion.

**Next Meeting**

The next board meeting will be held on July 14, 2020 at 6:00pm Via ZOOM.

**Adjournment**

The meeting adjourned at 8:06 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.*

*James Harrington*

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Recording Secretary

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Board Signature

**AVOCADO ESTATES HOA  
Board Resolution  
July 14, 2020 Board Meeting  
June 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 \_\_\_\_\_

*James Harrington*

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Board Signature