

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Tuesday, November 10, 2020
Meeting was held on ZOOM.COM**

Roll Call

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

Absent

Kristin Livingni, 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 September 8, 2020 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 September 8, 2020 General Session Meeting Minutes as submitted.
(6/0)

Financials

The Board made a motion to approve the August 2020 Financials pending Year End Review. **(6/0)**

Review Financials and correct pool/pond/janitorial coding.

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

Make sure to print and give the Jim to sign.

Delinquencies

Board announced that they will make a motion to foreclose on APN #514-410-06-00.

Management Report

The board reviewed the management reports.

Correspondence

The board reviewed correspondence received since the last meeting.

Architectural

1122 Timberpond Drive: (Landscape) The board approved the application to install rocks to their front yard with the condition that they confirm with the contractor that they cannot switch out the rock for the mulch. **(5/0/1) Darrell Abstained**

1125 Avocado Summit: (Balconies) The board made a motion to approve the replacement of the balcony railings as submitted. **(6/0)**

Committee Report

Landscape - The Board discussed the Association's landscape.

Communications Committee - The board discussed HOA Communication.

Pool Committee Report - The Pool Committee gave a report.

Let Kristin know that the board wants to keep the final approval with the Board President. She can work with Jim.

Old Business

Surveyor - The board discussed the status of the Property Survey. Marker was missed behind 1228 Avocado Summit. They marked it with sharpie but not a stake or anything that will hold.

New Business

Landscape Bids -

Green Horizon's Proposal #2000-4848R - The board approved the contract NTE. \$4000. **(6/0)**

Green Horizon's Proposal #2000-4533 - The board made a motion to approve the proposal NTE. \$10,000 with the landscape committee authorized to negotiate with the landscape company on the end cost. **(6/0)**

Green Horizon's Proposal #2000-4533 - The board made a motion to table the proposal. The landscape committee will work with the landscapers on the proposal.

Asphalt Curbing and Driveway Repairs - The board made a motion to approve BRM's Bid to seal the driveway at cost of \$1,117.00 with the condition that the homeowner agree that the repairs are not going to be reimbursed and that the maintenance is there's in the future. Let him know that the attorney does not believe that this is the HOAs responsibility. **(5/1) Erica denied the proposal.**

Key Fob System - The board directed management to get a scope of work from Cox to install internet for the key fob system and see what the cost would be.

Insurance - The board made a motion to approve renewing the insurance Certificate with Farmers with an Annual Premium of \$2,920.00. **(6/0)**

Next Meeting

The next Board of Directors meeting will be held on December 8, 2020 at 6:00pm

Adjournment

The meeting adjourned at 7:10 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
December 8, 2020 Board Meeting
October 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 October 17, 2020.
2. Payment of the following monthly, recurring invoices/bills in the full amount specified on the bill/invoice:
 - a. Helix Water District \$22,219.00
3. The following non-recurring invoices/bills in the amounts listed:

12/08/2020

DATED: _____ 20 _____



Board Signature