

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Tuesday, December 8, 2020  
Meeting was held on ZOOM.COM**

**Roll Call**

Jim Harrington, President  
Erica Miller, Secretary  
Jeannette Danner, Treasurer  
Mark Blair, Vice President  
Sandra Reeve, Director at Large  
Darrell Strom, Director at Large  
Kristin Livingni, Director arrived at 6:20pm

**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 November 10, 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 November 10, 2020 General Session Meeting Minutes as submitted. (6/0)

**Financials**

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

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

**Delinquencies**

Nothing to report at this time.

**Management Report**

The board reviewed the management reports.

**Correspondence**

The board reviewed correspondence received since the last meeting.

**Architectural**

1316 Cadoglenn Drive: (Owl Posts) The board made a motion to approve the application pending board verification on the type of posts. (7/0)

1164 Timberpond Drive: (Small Fencing) The board made a motion to deny the application as it does not confirm with the neighborhood. (7/0)

1757 The Woods Drive: (Tree Removal) The board made a motion to approve the application with the condition that the owner contact management so that the landscape committee can discuss the tree removal plan. (7/0)

**Committee Report**

Landscape - The Board discussed the Association's landscape.

Communications Committee - The board discussed HOA Communication.

Pool Committee Report - Adjust the janitorial schedule back to winter hours.

**Old Business**

Surveyor - The board approve a negotiable \$1,500 as incentive to have the remaining pending items completed by the surveyor. (7/0)

**New Business**

Landscape Bids -

The board made a motion to approve Green Horizon bid #3000-4236 in the amount of \$1,500. (7/0)

Asphalt Curbing and Driveway Repairs - The board tabled the discussion.

Key Fob System - The board tabled the discussion.

Year End Review and Taxes - The board made a motion to approve proposal from Beck and Company to prepare the 2019-2020 Year and Review and Tax returns at cost of \$950.00. (7/0)

**Next Meeting**

The next Board of Directors meeting will be held on January 11, 2021 at 6:00pm

**Adjournment**

The meeting adjourned at 7:00 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**  
**January 11, 2020 Board Meeting**  
**November 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:
3. The following non-recurring invoices/bills in the amounts listed:

01/11/2021

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



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