

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Tuesday, January 11, 2021
Meeting was held on ZOOM.COM**

Roll Call

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

Absent

Sandra Reeve, 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 December 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 December 8, 2020 General Session Meeting Minutes as submitted.
(6/0)

Financials

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

The board reviewed the November and December 2020 Bank statements.

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

No applications to review at this time.

Committee Report

Landscape - The Board discussed the Association's landscape.

Communications Committee - The board discussed HOA Communication.

Pool Committee Report - The board discussed the Association's Pool Area.

Old Business

Surveyor - The board tabled the topic.

Key Fobs -The board directed management to obtain another bid for the Key fob system and have APS send a demo of the program.

New Business

Year End Review - The board made a motion to approve sending the year End Review to the membership. (6/0)

Pest Control - The board made a motion to approve terminating Western Exterminator with a 30 day termination period. (6/0)

The board made a motion to hire Payne Pest Management to provide pest control service for the pool area. (6/0)

Next Meeting

The next Board of Directors meeting will be held on February 9, 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
February 9, 2021 Board Meeting
December 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:

///

(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 \$22,015.28
3. The following non-recurring invoices/bills in the amounts listed:

02/26/2021

DATED: _____ 20 _____



Board Signature