

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Tuesday, March 9, 2021
Meeting was held on ZOOM.COM**

Roll Call

Jim Harrington, President
Jeannette Danner, Treasurer
Mark Blair, Vice President
Sandra Reeve, Director at Large arrived at 6:22pm
Darrell Strom, Director at Large
Kristin Livingni, Director
Erica Miller, Secretary

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 February 9, 2021 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 February 9, 2021 General Session Meeting Minutes as submitted. (7/0)

Financials

The Board made a motion to approve the January 2021 Financials pending Year End Review. (7/0)

The board made a motion to approve Management to transfer Association's Funds per Civil Code Section 5380(b)(6). (7/0)

Delinquencies

The board announced that in Executive Session the Board approved foreclosure 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

1108 Timberpond Dr: (Vinyl Fencing/Shed) The board made a motion to approve the application as submitted. (7/0)

1729 The Woods Dr: (Replace Asphalt Driveway with Pavers) The board made a motion to approve the application as submitted. (7/0)

Committee Report

Landscape - The Board discussed the Association's landscape.

Communications Committee - The board discussed HOA Communication.

Pool Committee Report - The board discussed the Pool Area.

The board made a motion to approve having the Janitorial committee return to their special every day rate. (7/0)

The board made a motion to accept the revised Pool Rules that will change with the State Covid tiers. (7/0)

Old Business

Surveyor - The board tabled the discussion.

Key Fob System - Chad and Manny with APS was present to discuss their proposal for a key fob system with the board. The board directed management to invite CES to the next meeting to go over their bids.

New Business

Landscape Bids -

The board made a motion to approve proposal #2000-0379 from Green Horizons in the amount of \$397.00. (7/0)

The board made a motion to approve proposal #2000-778 from Green Horizons in the amount of \$2,650.00. (7/0)

The board made a motion to approve removing an additional 2 Mexican palms not to exceed \$2,000.00. (7/0)

Stairs- The board made a motion to approve proposal #3000-0136 from Green Horizons in the amount of \$3,100.00. (7/0)

Inspectors of Election - The board made a motion to approve proposal from the Inspectors of Election in the amount of \$\$1,396.50 plus \$186.85 for Candidate solicitation mailing. (7/0)

Helix Water Report - The board reviewed the report from the Helix Water Department and requested a meeting with Green Horizons to address this issue.

Next Meeting

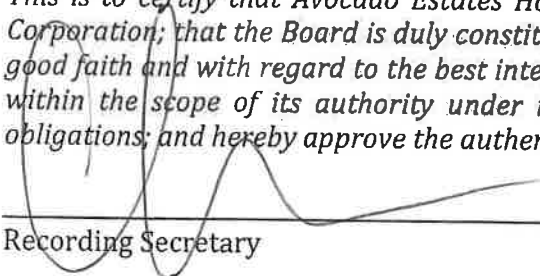
The next Board of Directors meeting will be held on April 13, 2021 at 6:00pm

Adjournment

The meeting adjourned at 7:51 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
March 9, 2021 Board Meeting
February 2021 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 \$19,799.45
3. The following non-recurring invoices/bills in the amounts listed:

04/13/2021

DATED: _____ 20 _____



Board Signature