

Avocado Estates Homeowners Association
General Session Meeting Minutes
Tuesday, April 13, 2021
Meeting was held on ZOOM.COM

Roll Call

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

Absent

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 March 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 March 9, 2021 General Session Meeting Minutes as submitted.
(5/0)

Financials

The Board made a motion to approve the March 2021 Financials pending Year End Review. **(5/0)**

The board made a motion to approve Management to transfer Association's Funds per Civil Code Section 5380(b)(6). **(5/0)**

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

1782 The Woods (Tree Removal) The board made a motion to approve the request to remove the tree and split the cost with the homeowner. **(5/0)**

1107 Avocado Estates (Fencing Replacement) The board made a motion to deny the application and asked that the homeowner resubmit with more information of the new proposed fencing. **(5/0)**

1545 Woody Hills (Paint Existing Deck) The board made a motion to approve the application as submitted. **(5/0)**

1533 Woody Hills (Solar/Tile) The board made a motion to approve the application to install solar to the roof and replace the roof pending confirmation of the type of roof tile. **(5/0)**

Committee Report

Landscape - The Board discussed the Association's landscape. Brian and Robert with Green Horizons was present.

Communications Committee - The board discussed HOA Communication.

Pool Committee Report - The board discussed the Pool Area.

Old Business

Surveyor - The board made a motion to approve the \$350.00 fee to complete the survey map by Dan. **(5/0)**

The board directed management to release the check to the original survey company.

Key Fob System/Security Cameras - Michael with CES was present to discuss their proposal for a key fob system with the board. The board tabled the security camera proposal while the board works on a Survey for both fobs and cameras.

Staircase Repair - The board tabled the discussion.

New Business

Split Rail Fencing - The board directed management to obtain a bid from Green Horizon to replace the split rail fencing and get a new bid from BRM to install without the concrete.

Lighting - The board made a motion to approve ratification of lighting repair proposal from California Lighting and Electric at cost not to exceed \$940.00. **(5/0)**

Insurance - The board made a motion to approve Prendiville Insurances quote to renew Fidelity and Workman's comp. **(5/0)**

Next Meeting

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

Adjournment

The meeting adjourned at 7:55 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
May 11, 2021 Board Meeting
March 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:
3. The following non-recurring invoices/bills in the amounts listed:
 - a. Green Horizons - \$11,037.52

05/11/2021

DATED: _____ 20 _____



Board Signature