

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Monday, August 16, 2021
Meeting was held on ZOOM.COM**

Roll Call

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

Also Present

Chloe Holder, CMCA, Community Association Manager

Call to Order

The meeting was called to order at 6:00pm

Open Board Position

The board made a motion to appoint Anthony Scaringelli, the owner of 1157 Timberpond Dr. to fill the open board position. **(6/0)**

Executive Session Disclosure

The board announced that at the previous Executive Session held on June 8, 2021 were legal matters regarding the Asphalt Curbing, Meeting Minutes, Delinquencies and Show Cause Hearings.

Homeowners Forum

One (1) Homeowners were present.

Meeting Minutes

The board made a motion to approve July 13, 2021 General Session Meeting Minutes as submitted. **(7/0)**

Financials

The Board made a motion to approve the July 31, 2021 Financials pending Year End Review. **(7/0)**

The board reviewed the July 31, 2021 Bank Statements.

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

Delinquencies

Nothing to disclose at this time.

Management Report

The board reviewed the management reports.

The board directed management to have Green Horizons give the board a report for their work on the irrigation lines and do a final walk with Jim Harrington.

Correspondence

The board reviewed correspondence received since the last meeting.

Architectural

The board reviewed the Architectural Log.

1507 Woody Hills Dr. (Trash Bin Enclosure) The board made a motion to approve the application pending final inspection by Jim Harrington. **(7/0)**

1507 Woody Hills Dr. (Garage Door Paint) The board made a motion to approve the application pending onsite discussion with the board regarding paint color options. **(7/0)**

1171 Timberpond Drive: (Deck replacement and Brick) The board made a motion to approve the application as submitted. **(7/0)**

The board discussed the possibility of creating an Association color scheme. Erica Miller volunteered to draft a proposed color scheme.

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.

Old Business

Key Fob System - Remove discussion from agenda.

New Business

Landscape - The board made a motion to approve the proposal from Green Horizons #2000-3031 in the amount of \$17,664.00 with a \$2,500 allowance for additional trees needed to be paid from reserves. **(7/0)**

Social Events - The board made a motion to not hold any Association' sponsored social events unit 2022. **(7/0)**

Backflow Repairs - The board made a motion to approve proposal from Pacific Backflow to repair two backflow devices at cost not to exceed \$590.00. **(7/0)**

Pond Service - The board made a motion to give a 30 day termination notice to the current pond service contract with The Pond Man. **(7/0)**

The board made a motion to hire California Aquatics to service the pond at cost of \$450 per month. **(7/0)**

Next Meeting

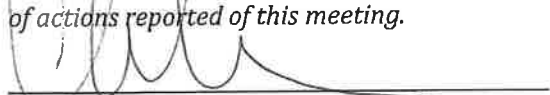
The next Board of Directors meeting will be held on September 14, 2021 at 6:00pm via ZOOM Teleconference.

Adjournment


The meeting adjourned at 7:27 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
September 14, 2021 Board Meeting
August 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 – \$14,946.89
3. The following non-recurring invoices/bills in the amounts listed:
 - a. Green Horizons - \$18,696.67
 - b.

09/14/2021

DATED: _____ 20 _____



Board Signature