

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Thursday, January 23, 2025  
Meeting was held via Zoom video Conference**

**Roll Call**

Present

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

Absent

Jim Harrington, President  
Nicki Uhlman, Director at Large

Also Present

Amy Bergen, Community Association Manager, Recording Secretary

**Call to Order**

The meeting was called to order at 6:02 P.M.

**Executive Session Disclosure**

The Board discussed legal issues and delinquencies at the last Executive Session meeting.

**Homeowners Forum**

There were no homeowners present.

**Minutes**

The Board \*MSUA the General Session meeting minutes from December 2, 2024 as submitted. **Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Miller-aye.**

**Financials**

The Board tabled the November and December 2024 financials, bank statements and spending resolution subject to year-end cpa audit.

**Delinquencies**

There were no liens to announce.

**Architectural**

**Nothing to approve at this time.**

*General session recessed at 7:01 p.m.*

*General session reconvened at 7:20 p.m.*

**Committee Reports**

**Landscape Committee** – Green Horizons to provide a proposal for Grove 2 irrigation upgrade.

**Communications Committee** - Still working on the call box systems. Proposals are still being sought out from several vendors to be able to provide the board with the most comprehensive bids.

**Pool Committee Report** – Nothing new to report at this time.

The Board \***MSUA** the Green Horizons for the updated Controller E in the amount of \$5,129.00. **Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Miller-aye.**

**Adjournment**

The meeting was adjourned at 7:40 p.m.

**The next meeting will be February 20, 2025 at 6:00 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.*

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Board Signature