

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Thursday, February 27, 2025
Meeting was held via Zoom video Conference**

Roll Call

Present

Jim Harrington, President
Mark Blair, Vice President
Jeannette Danner, Treasurer
Darrell Strom, Director at Large
Anthony Scaringelli, Director at Large
Nicki Uhlman, Director at Large

Absent

Erica Miller, Secretary

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 two (2) homeowners present.

Minutes

The Board *MSUA the General Session meeting minutes from January 23, 2025 as submitted. **Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Harrington-aye, Uhlman-aye.**

Financials

The Board tabled the January 2025 financials, bank statements and spending resolution subject to year-end cpa audit.

The Board *MSUA the spending resolution as required per Civil Code for invoices more than \$10,000.00.

Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Harrington-aye, Uhlman-aye.

Delinquencies

There were no liens to announce.

Architectural

The Board *MSUA the application as submitted by 1776 The Woods to remove 1 Large Pine Tree on the north side of the home and trim away other trees from the home. **Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Harrington-aye, Uhlman-aye**

Committee Reports

Landscape Committee – The Board *MSUA the Green Horizons for the additional landscape clean-up in the amount of \$7,000.00. **Danner-aye, Strom-aye, Scaringelli-aye, Blair-aye, Harrington-aye, Uhlman-aye.**

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 tabled the review of the BRM proposal for the gate repair behind 1164 Timberpond.

Adjournment

The meeting was adjourned at 7:00 p.m.

The next meeting will be March 27, 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.

Board Signature