

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

**Roll Call**

Present

Jim Harrington, President  
Mark Blair, Vice President (*arrived at 6:12 p.m.*)  
Jeannette Danner, Treasurer  
Darrell Strom, Director at Large  
Nicki Uhlman, Director at Large  
Erica Miller, Secretary

Absent

Anthony Scaringelli, Director at Large

Also Present

Amy Bergen, Community Association Manager, Recording Secretary

**Call to Order**

The meeting was called to order at 6:03 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.

The Board \*MSUA to have the bench at the pond moved to another location to allow privacy for the homes located behind the pond. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

**Minutes**

The Board \*MSUA the General Session meeting minutes from February 27, 2025, as submitted. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

**Financials**

The Board \*MSUA to have all utility bills placed on auto-pay for SDGE, AT&T, Mt. Helix Water and Waste Management. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

The Board \*MSUA the February financials, bank statements subject to year-end cpa audit. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

The Board \*MSUA the spending resolution as required per Civil Code for invoices more than \$10,000.00. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

**Delinquencies**

There were no liens to announce.

## **Architectural**

The Board \*MSUA the application as submitted by 1171 Timberpond to remove 1 Large Ficus Tree that is causing structural damage to the property. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-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 –**

The Board \*MSUA proposal for the pool heater repair in the amount of \$2,350.18. **Danner-aye, Strom-aye, Harrington-aye, Uhlman-aye, Blair-aye, Miller-aye.**

## **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.*

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Board Signature