

**Avocado Estates Homeowners Association  
General Session Meeting Minutes  
Thursday, April 24, 2025  
Meeting was held via Zoom video Conference**

**Roll Call**

Present

Mark Blair, Vice President  
Jeannette Danner, Treasurer  
Darrell Strom, Director at Large  
Erica Miller, Secretary  
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 6:01 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 March 27, 2025, as submitted. **Danner-aye, Strom-aye, Blair-aye, Miller-aye, Scaringelli -abstain.**

**Financials**

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

The Board \*MSUA the spending resolution as required per Civil Code 5380 for invoices more than \$10,000.00. **Danner-aye, Strom-aye, Blair-aye, Miller-aye, Scaringelli-aye.**

**Delinquencies**

There were no liens to announce at this time.

**Committee Reports**

**Landscape Committee** – The Board \*MSUA the Green Horizons for the additional wi-fi timers through hunter in the amount of \$240.00 per year. **Danner-aye, Strom-aye, Blair-aye, Miller-aye, Scaringelli-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** – Pool is open and no issues to report at this time.

**New Business**

The Board reviewed the correspondence regarding the leaning tree at the entrance of the community. No action to take at this time.

**Adjournment**

The meeting was adjourned at 6:50 p.m.

**The next meeting will be May 22, 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