

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Thursday, May 22, 2025
Meeting was held via Zoom video Conference**

Roll Call

Present

Jim Harrington, President
Mark Blair, Vice President
Jeannette Danner, Treasurer
Erica Miller, Secretary
Anthony Scaringelli, Director at Large
Nicki Uhlman, Director at Large

Absent

Darrell Strom, 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 ***MSA** the General Session meeting minutes from April 24, 2025, as submitted. **Danner-aye, Blair-aye, Miller-aye, Scaringelli -aye, Uhlman-aye, Harrington-abstain.**

Financials

The Board ***MSA** the April financials, bank statements subject to year-end cpa audit. **Danner-aye, Blair-aye, Miller-aye, Scaringelli -aye, Uhlman-aye, Harrington-aye.**

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

The Board requested management to get an understanding as to why the auto-pays are not showing up in strongroom so the board can review.

The Board requested management to make sure that all utility bills are on auto-pay as per the Boards direction at the March meeting.

Delinquencies

There were no liens to announce at this time.

Committee Reports

Landscape Committee – Irrigation was an issue where water was flowing down the street. Green horizons was alerted and the system was shut off. No further action to take at this time.

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 umbrellas will be bought.

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 6:40 p.m.

The next meeting will be June 26, 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