

**Avocado Estates Homeowners Association
General Session Meeting Minutes
Thursday, June 26, 2025
Meeting was held via Zoom video Conference**

Roll Call

Present

Jim Harrington, President
Jeannette Danner, Treasurer
Erica Miller, Secretary
Anthony Scaringelli, Director at Large
Nicki Uhlman, Director at Large
Darrell Strom, Director at Large

Absent

Mark Blair, Vice President

Also Present

Jenna Jacobs, Keystone Pacific

Call to Order

The meeting was called to order at 6:02 pm.

Executive Session Disclosure

Management reported on items discussed in the previous Executive Session meeting including approval of minutes, member discipline matters/violations, and delinquencies.

Homeowners Forum

No homeowners were present.

Minutes

The Board approved the General Session meeting minutes from the meeting held on May 22, 2025 as submitted. **(motion passed 5-1, D. Strom abstained)**

Financials

The Board unanimously approved the May 2025 financials statement and bank statements pending year-end review. **(6-0)**

The Board unanimously approved the May 2025 Sending Resolution as required per Civil Code 5380. **(6-0)**

Delinquencies

No action.

Architectural

No pending architectural requests.

Committee Reports

Landscape Committee – The committee chair reported that there are irrigation issues, even with the new system in place. Management to reach out to Green Horizons to see why the controller system is not working properly.

Communications Committee – Management to send an e-blast to the membership introducing new manager Dorian Jackson.

Pool Committee Report – The committee chair reported that the pool deck needs to be power washed. Management to obtain proposals.

Old Business

Gate Call Box System – A. Scaringelli to take lead on this project. Item tabled.

New Business

Green Horizons Proposal – The Board unanimously approved proposal #8000-14799 from Green Horizons to trim the bushes back behind 1348 Timberpond in the amount of \$1,425.00. **(6-0)**

Correspondence

The Board unanimously approved a total annual rate increase of \$110.21 from Personal Touch (janitorial) effective January 1, 2026. **(6-0)**

Next Meeting

The next meeting will be held July 22, 2025, at 6:00 pm via Zoom.

Adjournment

The meeting was adjourned at 6:39 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