

**Avocado Homeowners Association
General Session Meeting Minutes
Monday, July 22, 2025**

Meeting was held via Zoom Video Conference

**Physical Location: Keystone Pacific Property Management – Carlsbad Division, 5050 Avenida Encinas, Ste. #160,
Carlsbad, CA 92008**

Roll Call

Present

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

Absent

Nicki Uhlman, Director at Large

Also Present

Dorian Jackson, Community Manager - Keystone Pacific Property Management

Call to Order

The meeting was called to order at 6:13 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 June 26, 2025 as submitted. **Upon a motion duly made by Jim Harrington, seconded by Mark Blair, and carried, the Board approved the June 26, 2025 General Session Minutes.**

Financial Review

The Board reviewed the June 2025 Financial Report, as presented by Management. **Upon a motion duly made by Jim Harrington, seconded by Jeanete Danner, and carried unanimously, the Board approved the June 2025 Financial Report, subject to third-party CPA review.**

OPERATING:	\$ 75,101.89
RESERVES:	\$ 447,523.80
ACCOUNTS RECEIVABLE:	\$ 3,020.96
LIABILITIES & EQUITY:	\$ 525,646.65
NET INCOME:	\$ 16,911.39

Delinquencies

No Board action required at this time.

Architectural Review

1766 The Woods Char Charger Installation Application- The Board reviewed the application for the installation of a electrical vehicle car charger. **Upon a motion duly made by Jim Harrington, seconded by Anthony Scaringelli, and carried unanimously, the Board approved the architectural application, as submitted.**

Committee Reports

Landscape Committee – The Committee Chair reported the irrigation wiring was still an issue in Grove 2 and needed to be neatly arranged and provided a summary of the monthly walkthrough conducted with the Committee, Management, and Green Horizons Landscape.

Communications Committee – The Committee Chair reported that Association chairs had been stolen from the pool areas and that a community notification should be submitted to the Membership to advise of the same.

Pool Committee Report – The Committee Chair provided a report that the pond levels have been observed as lower than usual and discussed possible beautification and pots addition to the perimeter as options.

Old Business

Irrigation System Upgrade – The project is still underway with Green Horizons Landscaping.

Gate Call Box System – The Board requested for Management to update the callbox code. Management to initiate proposal solicitation to have a fob access control system added to the pool/spa gate and tie in with the main gate system.

New Business

2025 Inspector of Election Proposals Review – The Board unanimously approved The Inspectors of Election to conduct annual election inspector services in the amount, not to exceed \$2,100.00.

2025 Reserve Study – The Board reviewed reserve study proposals to perform a Level III update. **Upon a motion duly made by Jim Harrington, seconded by Anthony Scaringelli, and carried unanimously, the Board unanimously approved A Reserve Company to perform the 2025-2026 Budget Year Reserve Study Update.**

Correspondence Review

No Board action required at this time.

Next Meeting

The next meeting will be held August 26, 2025, at 6:00 pm via Zoom. The physical location is the Carlsbad Regional Office of Keystone Pacific Property Management, located at 5050 Avenida Encinas, Suite #160, Carlsbad, CA 92008.

Adjournment

The meeting was adjourned at 7:12 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