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**AVOCADO HOMEOWNERS ASSOCIATION
COMMUNITY ASSOCIATION MANAGER'S REPORT**

**REGULAR SESSION BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 18, 2013 AT 6:00 P.M.
MEETING ROOM IN THE POOL AREA
1744 THE WOODS DRIVE EL CAJON, CA 92019**

**JIMMY NEVAREZ, CMCA, AMS
COMMUNITY ASSOCIATION MANAGER**

* Requires Board Action

- CALL TO ORDER:** - No later than 6:00 p.m.
- EXECUTIVE SESSION SUMMARY:** - Board to disclose the topics of the most recent Executive Session meeting.
- HOMEOWNER'S FORUM:** - Open discussion for comments, suggestions, or questions from any Homeowners that may be in attendance. A three (3) minute discussion period should be allocated for each Homeowner.
- MEETING MINUTES:** * **Motion to Approve** the meeting minutes from the January 21, 2013 meeting.
- FINANCIAL:**
- * Treasurer's Report:
 - Motion to Review / Accept** the financial statement for the period ending January 31, 2013 subject to the year-end review to be performed by an Independent CPA.
 - * **Motion to Review / Accept** the Annual Review submitted by the Associations CPA for the Fiscal Year 2011-2012.
 - * Unallocated Reserve Transfer
- DELINQUENCY LIST:** - Delinquent Analysis for the Board to review. **No Action to be taken by the Board.(No page)**
- LANDSCAPE:**
- Work Order Report
 - The next landscape walkthrough is scheduled for Wednesday, **March 13th, 2013** at **9:00 a.m.** We meet in the Association's Pool Parking lot.
- COMMITTEE REPORTS**
- * **Architectural Committee – John Camp/Jim Harrington**
 - Architectural Report for review.
 - Installation of Solar Panels 1159 Avocado Summit
 - * **Landscape Committee – Darrell Strom**
 - Replacement of shut of valve at pond
 - Removal of dead wood out of lower canyon
 - **Streets – John Camp/Frank Hermes**
- CORRESPONDENCE:** - Draft Violation Letter
- NEW BUSINESS:**
- * 1. Waste Management Bulk Item Pick Up Schedule
 - * 2. Motion to Approve or make changes to the Draft Rules and Regulations Mailed out to residents on January 4th, 2013.
 - * 3. New Date for March Meeting.
- NEXT MEETING:** * The next Board of Directors meeting is scheduled for _____ at **6:00 p.m.** in the Association's Clubhouse located at 1744 The Woods Drive, El Cajon, CA, 92019
- ADJOURNMENT:** * No later than 7:00 p.m.