

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 21, 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 December 17, 2012 meeting. **(Pg.1-3)**
- FINANCIAL:** * Treasurer's Report:
Motion to Review / Accept the financial statement for the period ending December 31, 2012 subject to the year-end review to be performed by an Independent CPA. **(Pg.4-14)**
- DELINQUENCY LIST:** - Delinquent Analysis for the Board to review. **No Action to be taken by the Board.(Pg.15)**
- LANDSCAPE:** - Property Inspection Report, Work Order Report **(Pg.16-17)**
- The next landscape walkthrough is scheduled for Wednesday, **February 13th, 2013** at **9:00 a.m.** We meet in front of the Association's Clubhouse.
- COMMITTEE REPORTS**
- **Architectural Committee – John Camp/Jim Harrington**
- Architectural Report for review. **(Pg.18-20)**
- **Landscape Committee – Darrell Strom**
- **Gate Committee – Daniel Root**
- **Streets – John Camp/Frank Hermes**
- CORRESPONDENCE:** - Homeowner Correspondence **(Pg.21-26)**
- NEW BUSINESS:**
- * 1. Tree proposal **(Pg.27)**
 - * 2. Unallocated reserves, No page
- NEXT MEETING:** * The next Board of Directors meeting is scheduled for **Monday, February 18, 2013** 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.