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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
MONDAY, SEPTEMBER 16, 2013 AT 6:00 P.M.
MEETING ROOM IN THE POOL AREA
1744 THE WOODS DRIVE EL CAJON, CA 92019**

- 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 August 27, 2013 meeting. **(Pg.1-2)**
- FINANCIAL:** * Treasurer's Report:
Motion to Review / Accept the financial statement for the period ending August 31, 2013 subject to the year-end review to be performed by an Independent CPA. **(Pg.3-12)**
- MANAGER REPORTS:** - Action item list from previous meeting **(Pg.13)**
Walkthrough Report, Work Order Report, Violation List **(Pg.14-18)**
- The next landscape walkthrough is scheduled for Wednesday, **October 9th, 2013 at 9:30 a.m.** We meet in the Association's Pool Parking lot.
- COMMITTEE REPORTS** * **Architectural Committee – John Camp/Jim Harrington**
- Architectural Report for review. **(Pg.19)**
- NEW BUSINESS:** * Landscaping Contract and Proposals – **(Pg.20-35)**
* Draft Reserve Study – **(Pg.36-68)**
* **Draft Budget – (Pg.69-70)**
- NEXT MEETING:** * The next Board of Directors meeting is scheduled for October 21, 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.