

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, JULY 14, 2015 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.
- 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 May 27, 2015 meeting. **(Pg.1-2)**
- FINANCIAL:** \* Treasurer's Report:  
**Motion to Review / Accept** the financial statement for the period ending May 31, 2015 subject to the year-end review to be performed by an Independent CPA. **(Pg.3-12)**  
\* Motion to file a lien on APN 514-410-07-00 for past due assessments.
- LANDSCAPE:** - Landscape report from the landscape committee **(Pg.13-20)**
- MANAGER REPORTS:** - Walkthrough report, Violation Log, **(Pg.21-23)**
- ARCHITECTURAL:** \* Architectural Report **(Pg.24)**  
1546 Woody Hills – New Windows **(Pg.25-31)**  
1215 Timberpond Drive – Artificial Turf **(Pg. 32-33)**
- CORRESPONDENCE:** \* Homeowner Request **(Pg.36-37)**  
\* Homeowner Response **(Pg.38)**  
\* Homeowner Response **(Pg.39-40)**  
\* Homeowner Response **(Pg.41)**
- NEW BUSINESS:** \* **Asphalt Project (No page)**  
\* Board Candidacy **(Pg.42)**
- NEXT MEETING:** \* The next Board of Directors meeting is \_\_\_\_\_ 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.