

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, SEPTEMBER 2, 2014 AT 6:00 P.M.  
MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

\* 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.
- GUEST SPEAKER:** - Brian Nelson – Krazan & Associates
- MEETING MINUTES:** \* **Motion to Approve** the meeting minutes from the June 16, 2014 meeting. **(Pg.1-2)**
- FINANCIAL:** \* Treasurer's Report:  
**Motion to Review / Accept** the financial statement for the period ending June 30 & July 31, 2014 subject to the year-end review to be performed by an Independent CPA. **(Pg.3-24)**
- DELINQUENCY:** - Board to review most recent delinquency list. **(Pg.25)**  
**Motion to file a lien against APN514-410-55-00**
- MANAGER REPORTS:** - Walkthrough report, Work Order Log, Violation Log, **(Pg.26-30)**
- ARCHITECTURAL REQUESTS:** \* **1705 The Woods Drive** – Solar Install **(Pg. 33-37)**  
**1561 Woody Hills** – Landscape and Fencing **(Pg. 38)**  
**1122 Timberpond** – Slope and Patio Upgrades **(Pg.39-40)**
- NEW BUSINESS:** \* Annual Review **(Pg.41-45)**  
Correspondence from Helix **(Pg.46-51)**  
\* Draft Reserve Study **(Pg.52-85)**  
Draft 2014-2015 Budget **(Pg.86)**
- NEXT MEETING:** \* The next Board of Directors meeting is **Tuesday, October 14, 2014 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.