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

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**REGULAR SESSION BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 7, 2016 AT 6:00 PM**

**MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

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\* 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 special meeting minutes from the October 3, 2016 meeting.
  - \* **Motion to Approve** the meeting minutes from the October 3, 2016 meeting.
  - \* **Motion to Approve** the meeting minutes from the October 11, 2016 meeting.
- FINANCIAL:**
- \* Treasurer's Report:  
**Motion to Review / Accept** the financial statement for the period ending September 30 & October 31, 2016 subject to the year-end review to be performed by an Independent CPA. **(Pg.7-29)**
- LANDSCAPE COMMITTEE:** - Landscape report from the landscape committee **(No page)**
- POOL COMMITTEE:** - Pool Committee Report **(No page)**
- ROAD COMMITTEE:** - Progress report **(No page)**
- MANAGER REPORTS:** - Walkthrough report, Violation Log, Work Order report **(Pg.30-37)**
- ARCHITECTURAL:**
- \* Architectural report **(Pg.38)**
  - Replacement of Roof **(Pg.39)**
- NEW BUSINESS:**
- \* Insurance Renewal – **(No Page)**
  - \* Annual Review and Taxes **(Pg.40-42)**
  - \* Back flow covers **(Pg.43)**
  - \* ADM Report **(Pg.44-45)**
  - \* Pond Repairs After-The-Fact **(Pg.46)**
  - \* 2016-2017 Annual Budget **(Pg.47)**
- NEXT MEETING:**
- \* The next Board of Directors meeting is Wednesday, January 4<sup>th</sup> 2017 at 6:00 p.m. in the Association's Clubhouse located at 1744 The Woods Drive, El Cajon, CA, 92019
- ADJOURNMENT:**
- \* No later than 8:00 PM