

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, AUGUST 14, 2018 AT 6:00 PM  
MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

- CALL TO ORDER:** \* No later than 6:00 p.m.
- EXEC SESSION DISCLOSURE:** \* Board to provide the topics of the most recent Executive Session.
- 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:** \* Board to approve the July 7, 2018 Regular Session and Roads Committee meeting minutes.
- FINANCIAL:** \* Board to approve the financial statements for the period ending July 2018 subject to year-end review to be performed by an Independent CPA.
- DELINQUENCIES:** \* Board to disclose any foreclosures and/or approve liens in open session.
- MANAGER REPORTS:** \* Action Item List from July 7, 2018, the July 11, 2018 Property Inspection report and Work Order report for review.  
\* The next Property Inspection will take place on September 12, 2018 at 9:30a.m.
- ARCHITECTURAL:** \* Architectural report and pending architectural applications for board review and approval.
- CORRESPONDENCE:** \* Board to review correspondence and/or request and advise management on respective responses
- COMMITTEE REPORTS:** \* Roads Committee Report  
\* Landscape Committee Report  
\* Communications Committee Report  
\* Pool Committee Report  
\* Rules Update Committee Report

Avocado Homeowners Association  
Community Association Manager's Report  
August 14, 2018

**OLD BUSINESS:**

- \* Asphalt Repair/Sealing –
  - Board to discuss status of Asphalt Repairs.
  - Board to discuss options for Common Area Driveway repairs.
- \* Rules and Regulations – Board to updating the Rules and Regulations.
- \* Barbecue Grills – Board to discuss status of barbecue replacement.

**NEW BUSINESS:**

- \* Landscape Bids – Board to review and approve landscape proposals.
- \* Walkway Lighting – Board to approve installing two (2) additional LED walkway lights.
- \* Clubhouse Repairs – Board to approve clubhouse window repairs.
- \* Reserve Study Proposal – Board to approve proposal to prepare the upcoming Reserve Study.
- \* Annual Meeting – Board to approve Annual meeting date and Inspectors or Election.

**ADMIN TOOLS:**

- \* Association map and Approved 2017 – 2018 Budget for board reference.

**NEXT MEETING:**

- \* The next Board of Directors meeting is TBD at 6:00pm.

**ADJOURNMENT:**

- \* No later than 7:00 PM



5050 Avenida Encinas, Suite #160  
Carlsbad, California 92008

(858) 587-9844  
(760) 643-2200

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**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, AUGUST 14, 2018  
IMMEDIATELY FOLLOWING THE REGULAR MEETING  
MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

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- CALL TO ORDER:** \* Directly following the Regular Session.
- MEETING MINUTES:** \* Board to approve the June 12, 2018 Executive Session meeting minutes.
- DELINQUENCY LIST:** \* Board to review delinquency list and collection recommendations.
- MEMBER DISCIPLINE:** \* Board to review Violation List and related correspondence.
- LEGAL:** \* Board to discuss legal correspondence regarding Podhorn vs. Avocado HOA.
- ADJOURNMENT:** \* No later than 8:00 p.m.