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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
Thursday, February 15, 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 January 8, 2018 Regular Session meeting minutes.
- FINANCIAL:** * Treasurer's Report
* Board to approve the financial statement for the period ending December 2017 and January 2018 subject to year-end review to be performed by an Independent CPA.
- DELINQUENCIES:** * Board to disclosure any foreclosures and/or approve liens in open session.
- MANAGER REPORTS:** * Action Item List, January 10, 2018 Property Inspection report and Work Order report for review.
* The next Property Inspection will take place on February 14, 2018 at 9:30am.
- ARCHITECTURAL:** * Architectural report and pending architectural applications for board review and approval.
- COMMITTEE REPORTS:** * Roads Committee Report
* Landscape Committee Report
* Communications Committee Report
* Pool Committee Report
- CORRESPONDENCE:** * Board to review correspondence and/or request and advise management on respective responses.

OLD BUSINESS:

- * Asphalt Repair/Sealing –
 - Board to review and approve proposals for Asphalt Repair/Sealing proposals.
 - Board to Discuss Funding for Asphalt Repair/Sealing project.
- * Pool Deck Drain – Board to approve pool deck drain repair.
- * Waste Management – Board to discuss correspondence in regards to Bulk Item Pickups.
- * Pedestrian Gates – Board to discuss installing pedestrian gates to the side of the vehicle gates.

NEW BUSINESS:

- * Janitorial Service Bids – Board to review and approve Janitorial Service Bids.
- * Rules and Regulations Update Committee – Board to discuss and create a Rules and Regulations Committee (Parking/Pool/Pond).
- * Resident Registration Forms – Board to review draft Resident Registration Form.
- * Property Lines/Drainage/Water Run Off Issues – Board discussion.
- * Year End Review and Taxes – Board to approve 2017 Taxes and Year end Review.
- * T&M – Board to Discuss Maintenance Contract with BRM.

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