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

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**REGULAR SESSION BOARD OF DIRECTORS MEETING  
MONDAY, JANUARY 8, 2018 AT 6:00 PM  
MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

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- 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 December 12, 2017 Regular Session meeting minutes.  
\* December 12, 2017 Action Item List for review.
- FINANCIAL:** \* Treasurer's Report  
\* Board to approve the financial statement for the period ending November 30, 2017 subject to year-end review to be performed by an Independent CPA.  
\* Active Building Maintenance Rate Increase Notice for review.  
\* US Bank Signature Cards.
- DELINQUENCIES:** \* Board to disclosure foreclosure.
- MANAGER REPORTS:** \* December 13, 2017 Property Inspection report and Work Order report for review.  
\* The next Property Inspection will take place on January 11, 2018 at 9:30am.
- ARCHITECTURAL:** \* Architectural report and pending architectural applications for board review and approval.
- CORRESPONDENCE:** \* Communications Committee Report  
\* Board to review correspondence and/or request and advise management on respective responses.
- MAINTENANCE:** \* Pool Committee Report  
\* Roads Committee Report

Avocado Homeowners Association  
Community Association Manager's Report  
Monday January 8, 2018

- LANDSCAPE:**
- \* Landscape Committee Report
  - \* Board to review tree Removal list
- OLD BUSINESS:**
- \* Waste Management – Board to discuss Waste Management contract.
- NEW BUSINESS:**
- \* Pool Deck Drain – Board to approve pool deck drain removal.
  - \* Pedestrian Gates – Board to discuss installing adding pedestrian gates to the side of the vehicle gates.
  - \* Email Blast - Discussion
- ADMIN TOOLS:**
- \* Association map and Approved 2016 – 2017 Budget for board reference.
- NEXT MEETING:**
- \* The next Board of Directors meeting is TBD at 6:00pm.
- ADJOURNMENT:**
- \* No later than 7:00 PM