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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
SATURDAY, JULY 7, 2018 AT 8:00 AM
MEETING ROOM IN THE POOL AREA
1744 THE WOODS DRIVE EL CAJON, CA 92019**

- CALL TO ORDER:** * No later than 8:00 a.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 June 12, 2018 Regular Session meeting minutes.
- FINANCIAL:** * June Financials not received in time for the meeting.
- DELINQUENCIES:** * Nothing to approve.
- MANAGER REPORTS:** * Action Item List from June 12, 2018 Board meeting, the June 13, 2018 Property Inspection report and Work Order report for review.
* The next Property Inspection will take place on July 11, 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
- OLD BUSINESS:** * Asphalt Repair/Sealing –
• Board to review correspondence relating to the Roads project.
* Trash Removal Service – Board to review trash removal service proposals.
* Rules and Regulations – Board to updating the Rules and Regulations.

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- * Pool Deck Repair – Board to review proposal to repair the pool deck.
- * Barbecue Grills – Board to review proposal to replace the barbecue grills at the pool area.

NEW BUSINESS:

- * Landscape Bids – Board to review and approve landscape proposals.
- * Directory Input – Board to approve expense to reprogram the Gate Directory.
- * Maintenance – Board to review proposals for T&M.
- * LED Pool Light – Board to review proposal to replace the LED light in the pool.
- * LED Walkway Light – Board to approve repair to walkway lights.

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 9:00 AM