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

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**REGULAR SESSION BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 12, 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 August 14, 2018 Regular Session Meeting Minutes.
- FINANCIAL:** \* Board to approve the financial statements for the period ending August 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 the August 14, 2018 Board Meeting, the August 8, 2018 Property Inspection report and Work Order report for review.  
\* The next Property Inspection will take place on October 10, 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  
September 12, 2018

**OLD BUSINESS:**

- \* Rules and Regulations – Board to discuss updating the Rules and Regulations.
- \* Towing Procedures – Board to approve towing procedures.
- \* Walkway Lighting – Board to approve installing two (2) additional LED walkway lights.
- \* Pool Deck – Board to review correspondence regarding the pool deck.

**NEW BUSINESS:**

- \* Landscape Bids – Board to review and approve landscape proposals.
- \* Gate Code Change – Board to approve new gate code.
- \* Clubhouse Repairs – Board to review recommendation for clubhouse repairs.
- \* Budget – Board to approve draft 2018-2019 Budget.
- \* Soil Testing – Board to approve bid to oversee and provide soil testing during the asphalt project.

**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