

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

---

**REGULAR SESSION BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 11, 2020 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 February 17, 2020 Regular Session Meeting Minutes.
- FINANCIAL:**
- \* Board to approve the financial statements for the period ending January 2020 subject to year-end review to be performed by an Independent CPA.
  - \* Board to January 2020 Bank Statements and Reconciliations.
  - \* Civil Code Requirement – Board to discuss and approve authorization for management to transfer Association Funds per Civil Code Section 5380 (b)(6).
- DELINQUENCIES:** \* Board to disclose any foreclosures and/or approve liens in open session.
- MANAGER REPORTS:**
- \* Action Item List from the January 20, 2020 Board Meeting, Landscape Report and Work Order report for review.
  - \* The next Property Inspection will take place on March 11, 2020 at 2:30 p.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:**
- \* Landscape Committee Report
  - \* Communications Committee Report
  - \* Pool Committee Report

**OLD BUSINESS:**

- \* Surveyor – Board to discuss status of Survey Report.
- \* Survey – Board to discuss community survey.
- \* Election Rules and Membership List Policy – Board to approve Revised Election Policy.

**NEW BUSINESS:**

- \* Landscape Bids – Board to approve pending landscape bids.
- \* Inspector of Election – Board to approve proposal for Inspector of Election for the October Annual Meeting.
- \* Spring Cleaning – Board to approve spring cleaning bid.

**EMERGENCY APPROVALS:**

- \* Board to consider approving any emergency proposals not received in time for the board packet if necessary.

**ADMIN TOOLS:**

- \* Approved 2019 – 2020 Budget and map for board reference.

**NEXT MEETING:**

- \* The next Board of Directors Meeting TBD.

**ADJOURNMENT:**

- \* No later than 7:00 PM



5050 Avenida Encinas, Suite #160  
Carlsbad, California 92008

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

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

---

---

**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 11, 2020  
IMMEDIATELY FOLLOWING THE REGULAR MEETING  
MEETING ROOM IN THE POOL AREA  
1744 THE WOODS DRIVE EL CAJON, CA 92019**

---

---

- |                           |   |   |
|---------------------------|---|---|
| <b>CALL TO ORDER:</b>     | * | Directly following the Regular Session.                                   |
| <b>MEETING MINUTES:</b>   | * | Board to approve the February 17, 2020 Executive Session meeting minutes. |
| <b>DELINQUENCY LIST:</b>  | * | Board to review delinquency list and collection recommendations.          |
| <b>MEMBER DISCIPLINE:</b> | * | Board to review Violation List and related correspondence.                |
| <b>CONTRACTS:</b>         | * | Board to discuss Asphalt Repair Contract.                                 |
| <b>ADJOURNMENT:</b>       | * | No later than 8:00 p.m.   |