



5050 Avenida Encinas, Suite #160
Carlsbad, California 92008

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

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
MONDAY, NOVEMBER 8, 2021, AT 6:00 PM**

In order to comply with CDC recommendations in response to COVID-19, the Board of Directors will be holding the General Session through ZOOM Video Conference. Homeowners who are interested in attending the meeting will need to contact Management for the log in information. Residents will have up to three (3) minutes to address the board during Homeowner's forum at the beginning of the meeting and will be asked to remain on mute for the remainder of the meeting.

- 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 September 14, 2021 Regular Session Meeting Minutes.
* Board to approve the October 12, 2021 Special Budget Meeting Minutes.
- FINANCIAL:** * Board to approve the financial statements for the period of November 8, 2021 subject to year-end review to be performed by an Independent CPA.
* Board to Review the September 30, 2021 Bank Statements and Reconciliations.
* Board to approve authorizing transfer of Association funds per civil code 5380(b)(6).
- DELINQUENCIES:** * Board to disclose any foreclosures and/or approve liens in open session.
- MANAGER REPORTS:** * Action Item List from the September 14, 2021 Board Meeting, Landscape Report and Work Order report for review.
* The next Property Inspection will take place on November 10, 2021 at 9:30 p.m.

Avocado Homeowners Association
Community Association Manager's Report
Monday, November 8, 2021

- 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
- NEW BUSINESS:**
- * Landscape – Board to approve landscape proposal including an irrigation Smart Controller Proposal.
 - * Pond Pump Proposal – Board to approve replacement Pond Pump.
 - * Pool Drain – Board to ratify drain clearing proposal for the pool drain.
 - * Year End Review/Taxes – Board to approve proposal.
- EMERGENCY APPROVALS:** * Board to consider approving any emergency proposals not received in time for the board packet if necessary.
- ADMIN TOOLS:** * Approved 2020 – 2021 Budget and map for board reference
- NEXT MEETING:** * The next Board of Directors Meeting TBD.
- ADJOURNMENT:** * No later than 7:00 PM



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**AVOCADO HOMEOWNER'S ASSOCIATION
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**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
MONDAY, NOVEMBER 8, 2021
IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM**

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| CALL TO ORDER: | * | Directly following the Regular Session. |
| MEETING MINUTES: | * | Board to approve the September 14, 2021 Executive Session Meeting Minutes. |
| DELINQUENCY LIST: | * | Board to review delinquency list and collection recommendations. |
| MEMBER DISCIPLINE: | * | Board to hold show cause hearings and review Violation List and related correspondence. |
| ADJOURNMENT: | * | No later than 8:00 p.m. |