

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 8, 2022 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.

Meeting ID: 833 7325 1662

Passcode: 456804

Call In Number 1-669-900-6833

- 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 January 11, 2021=2 Regular Session Meeting Minutes.
- FINANCIAL:**
- * Board to approve the financial statements for the period of January 31, 2022 subject to year-end review to be performed by an Independent CPA.
 - * Board to Review the January 31, 2022 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 January 11, 2022 Board Meeting, Landscape Report and Work Order report for review.
 - * The next Property Inspection will take place on February 9, 2022 at 9:30 p.m.
- ARCHITECTURAL:** * Architectural report and pending architectural applications for board review and approval.

Avocado Homeowners Association
Community Association Manager's Report
Tuesday, February 8, 2022

- 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:**
- * Irrigation Proposals – Board to review proposal to upgrade the Association's Irrigation system.
 - * Pool Service – Board to review proposal for new pool service.
 - * Security Cameras – Board to discuss
- NEW BUSINESS:**
- * Landscape – Board to approve landscape proposals.
 - * Pool Furniture – Board to discuss.
 - * Pool Mastic and Cleaning – Board to discuss.
- 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
COMMUNITY ASSOCIATION MANAGER'S REPORT**

**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 8, 2022
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 January 11, 2022 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. |