

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, APRIL 12, 2022 AT 6:00 PM**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/83241075889?pwd=REZTRVdQUlhMTysyY0NuV2JGYkxOUT09>**

**Call In Number 1-669-900-6833**

**Meeting ID: 832 4107 5889**

**Passcode: 678318**

- 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 March 8, 2022 Regular Session Meeting Minutes.
- FINANCIAL:** \* Board to approve the financial statements for the period of March 31, 2022 subject to year-end review to be performed by an Independent CPA.
- \* Board to Review the March 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 March 8, 2022 Board Meeting, Landscape Report and Work Order report for review.
- \* The next Property Inspection will take place on April 13, 2022 at 9:30 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.

Avocado Homeowners Association  
Community Association Manager's Report  
Tuesday, April 12, 2022

- 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 Mastic and Cleaning – Board to discuss.
- NEW BUSINESS:**
- \* Insurance – Board to approve insurance renewal for Workers Comp.
- 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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**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
TUESDAY, APRIL 12, 2022  
IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM**

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|---------------------------|---|---|
| <b>CALL TO ORDER:</b>     | * | Directly following the Regular Session.   |
| <b>MEETING MINUTES:</b>   | * | Board to approve the March 8, 2022 Executive Session Meeting Minutes.                   |
| <b>DELINQUENCY LIST:</b>  | * | Board to review delinquency list and collection recommendations.                        |
| <b>MEMBER DISCIPLINE:</b> | * | Board to hold show cause hearings and review Violation List and related correspondence. |
| <b>ADJOURNMENT:</b>       | * | No later than 8:00 p.m.   |