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

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**GENERAL SESSION  
BOARD OF DIRECTORS MEETING  
Thursday, January 23, 2025  
Via zoom**

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**Join Zoom Meeting**  
**Meeting ID:**  
**Passcode:**

**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:** \* December 2, 2024 Regular Session Meeting Minutes. (**Pg. 1-2**)

**FINANCIALS:** \* **November and December 2024 Financials, bank statements and spending resolution subject to year-end cpa review. (Pg. 3-65)**

**RESOLUTION:** \* **Spending Resolution. (Pg. 66-67)**

**DELINQUENCIES:** \* Board to disclose any foreclosures and/or approve liens in open session.

**ARCHITECTURAL:** \* Architectural report and pending architectural applications. (**None**)

**COMMITTEE REPORTS:** \* Landscape Committee Report.  
\* Communications Committee Report  
\* Pool Committee Report

**OLD BUSINESS:** \* Upgrade the Association's Irrigation system.  
\* Gate call box systems.

**NEW BUSINESS:** \* **Gate proposals. (Pg. 68-77)**  
\* **Emergency Items.**

**CORRESPONDENCE:** - Correspondence received throughout the month. (**None**)

**NEXT MEETING:** \* **The next meeting TBD.**

**ADJOURNMENT:** \* No later than 7:00 PM



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

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### **EXECUTIVE SESSION BOARD OF DIRECTORS MEETING THURSDAY, JANUARY 23, 2025 *IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM***

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**Meeting ID: 920 0989 3126**  
**Passcode: 12010181**

<b>CALL TO ORDER:</b>	* <b><i>NO LATER THAN 7:00PM (Immediately following the Regular Session)</i></b>
<b>MEETING MINUTES:</b>	* <b>December 2, 2024 Executive Session Meeting Minutes. (Pg. 1)</b>
<b>VIOLATION:</b>	- <b>Violations report. (Pg. 2-6)</b>
<b>DELINQUENCY:</b>	- <b>Delinquency report for review. (Pg. 7-8)</b>
<b>ADJOURNMENT:</b>	*      No later than 8:00 p.m.