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

**GENERAL SESSION
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 22, 2025 AT 6:00 PM
Via Zoom**

Join Zoom Meeting**Meeting Link:****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:** * June 26, 2025 Regular Session Meeting Minutes.**FINANCIALS:** * **JUNE 2025 Financials, bank statements and spending resolution subject to year-end CPA review.****RESOLUTION:** * **Spending Resolution.****DELINQUENCIES:** * Board to disclose any foreclosures and/or approve liens in open session.**ARCHITECTURAL:** * 1766 The Woods Car Charger Installation Application**COMMITTEE REPORTS:** * Landscape Committee Report.
* Communications Committee Report
* Pool Committee Report**OLD BUSINESS:** * **IRRIGATION SYSTEM UPGRADE**
* **GATE CALLBOX SYSTEMS****NEW BUSINESS:** * **2025 INSPECTOR OF ELECTION PROPOSAL**
* **2025 RESERVE STUDY PROPOSAL****CORRESPONDENCE:** - Correspondence received throughout the month. **(None)****NEXT MEETING:** * **The next meeting TBD.****ADJOURNMENT:** * No later than 7:00 PM



5050 Avenida Encinas, Suite #160
Carlsbad, California 92008

Phone: (760) 643-2200

AVOCADO HOMEOWNERS' ASSOCIATION MANAGER'S REPORT/AGENDA

EXECUTIVE SESSION BOARD OF DIRECTORS MEETING

TUESDAY, JULY 22, 2025

IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM
(HOMEOWNERS ARE NOT PERMITTED WITHOUT INVITATION)

CALL TO ORDER:	*	<i>NO LATER THAN 7:00PM (Immediately following the Regular Session)</i>
MEETING MINUTES:	*	June 26, 2025, 2025 Executive Session Meeting Minutes. (Pg. 1)
VIOLATION:	-	Violations report. (Pg. 2-15)
DELINQUENCY:	-	Delinquency report for review. (Pg. 16-17)
ADJOURNMENT:	*	No later than 8:00 p.m.