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

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

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**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

## **AVOCADO HOMEOWNERS' ASSOCIATION MANAGER'S REPORT/AGENDA**

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### **EXECUTIVE SESSION BOARD OF DIRECTORS MEETING TUESDAY, JULY 22, 2025**

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

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