
**AVOCADO HOMEOWNERS' ASSOCIATION
GENERAL SESSION AGENDA**

**GENERAL SESSION
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 26, 2025 AT 6:00 PM
Via Zoom**

Physical Location: Keystone Pacific Property Management, 5050 Avenida Encinas, Suite #160, Carlsbad, CA 92008

Join Zoom Meeting

Meeting ID:

Passcode:

Call Dorian Jackson, Keystone Pacific, at 760-758-7094 if you need technical assistance.

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: * July 22, 2025 General Session Meeting Minutes.

FINANCIALS: * **JULY 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: * 1366 Timberpond Drive Solar Panel Installation Application
* 1715 The Woods Driveway Revised Application & Wall Installation

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

OLD BUSINESS: * Irrigation System Upgrade
* Gate Callbox System

NEW BUSINESS: * Ratification of 2025 Annual Backflow Testing Invoice – Pacific Backflow
* Ratification of Backflow Repairs Proposal
* 2025 Draft Budget Review and Discussion
* 2025 Asphalt Inspection Discussion

NEXT MEETING: * September 26, 2025 at 6:00 PM via Zoom. Physical Location: Keystone Pacific Property Management – Carlsbad Regional Office, 5050 Avenida Encinas, Suite #160, Carlsbad, CA 92008.

ADJOURNMENT: * No later than 7:00 PM