
**AVOCADO HOMEOWNERS' ASSOCIATION
GENERAL SESSION POSTING AGENDA
BOARD OF DIRECTORS MEETING GENERAL SESSION
THURSDAY, SEPTEMBER 25, 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: * August 26, 2025 General Session Meeting Minutes.

FINANCIALS: * **August 2025 Financials, bank statements and spending resolution subject to year-end CPA review.**

RESOLUTION: * **Spending Resolution.**

DELINQUENCIES: * No Board action required.

ARCHITECTURAL: * No Board action required.

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

UNFINISHED BUSINESS: * 2025-2026 Draft Budget Review and Discussion
* Irrigation System Upgrade
* Gate Callbox System
* 2025 Asphalt Inspection Discussion

NEW BUSINESS: * The Pool PhD Skimmer Replacements Proposal
* 2025 Trick or Treat Taco Truck

NEXT MEETING: * October 21, 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



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Carlsbad, California 92008

Phone: (760) 643-2200

AVOCADO HOMEOWNERS' ASSOCIATION EXECUTIVE SESSION AGENDA

EXECUTIVE SESSION BOARD OF DIRECTORS MEETING

THURSDAY, SEPTEMBER 25, 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:	*	AUGUST 26, 2025 Executive Session Meeting Minutes.
MEMBERSHIP DISCIPLINE HOMEOWNER MATTERS	-	Violation Report
DELINQUENCY REVIEW		
ADJOURNMENT:	*	No later than 8:00 p.m.