
**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

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)

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| 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. |