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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
MONDAY November 6, 2017 AT 6:00 PM
MEETING ROOM IN THE POOL AREA
1744 THE WOODS DRIVE EL CAJON, CA 92019**

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| 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: | * Board to approve the September 6, 2017 Regular Session meeting minutes. |
| FINANCIAL: | * <u>Treasurer's Report</u>
* Board to approve the financial statement for the period ending September 30, 2017 subject to year-end review to be performed by an Independent CPA. |
| MANAGER REPORTS: | * October 11, 2017 Property Inspection report and Work Order report for review.
* The next Property Inspection will take place on November 6, 2017 at 3:00pm. |
| CORRESPONDENCE: | * <u>Communications Committee Report</u>
* Board to review revised Welcome Packet.
* Board to review correspondence and/or request and advise management on respective responses. |
| ARCHITECTURAL: | * Architectural report and pending architectural applications for board review and approval. |
| OLD BUSINESS: | * <u>Dead Bolt Bid</u> – Board to ratify Lynn's Locksmith deadbolt proposal |
| MAINTENANCE: | * <u>Pool Committee Report</u>
* <u>Roads Committee Report</u>
* <u>Time and Material Maintenance Proposals</u> – Board to review T&M Bids.
* <u>Pool Gate Security</u> – Board to review bid to secure pool gate. |

Avocado Homeowners Association
Community Association Manager's Report
Monday, November 6, 2017

- * Pond Bench – Board to review bids to repair and/or relocate pond bench.

LANDSCAPE:

- * Landscape Committee Report
- * Irrigation Audit – Board to approve irrigation repair bid.
- * Tree Evaluation Bid - Board to approve tree maintenance proposal.
- * Plant Replacement and Planting – Board to approve plant replacement and planting bid.
- * Grove 2 Erosion Repair Bid – Board to approve Grove 2 access road erosion repair bid.
- * Tree Removal – Board to approve tree removal and stump grinding bid.
- * Butterfly Garden – Board to approve bid to prepare ground for butterfly garden.

ADMIN TOOLS:

- * Association map and Approved 2016 – 2017 Budget for board reference.

NEXT MEETING:

- * The next Board of Directors meeting is TBD.

ADJOURNMENT:

- * No later than 8:00 PM