

5050 Avenida Encinas, Suite #160
Carlsbad, California 92008

(858) 587-9844
(760) 643-2200

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

**REGULAR SESSION BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 8, 2022 AT 6:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/82385858892?pwd=d29lU1pVcm9yNFdzZHFGS3pUSXpKZz09>

Call In Number 1-669-900-6833

Meeting ID: 823 8585 8892

Passcode: 234797

CALL TO ORDER:	* No later than 6:00 p.m.
OPEN BOARD POSITION:	* Board to appoint empty board position.
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 February 8, 2022 Regular Session Meeting Minutes.
FINANCIAL:	* Board to approve the financial statements for the period of February 28, 2022 subject to year-end review to be performed by an Independent CPA. Emailed * Board to Review the February 8, 2022 Bank Statements and Reconciliations. Emailed * Board to approve authorizing transfer of Association funds per civil code 5380(b)(6).
DELINQUENCIES:	* Board to disclose any foreclosures and/or approve liens in open session.
MANAGER REPORTS:	* Action Item List from the February 8, 2022 Board Meeting, Landscape Report and Work Order report for review. * The next Property Inspection will take place on March 9, 2022 at 9:30 p.m.
ARCHITECTURAL:	* Architectural report and pending architectural applications for board review and approval.

Avocado Homeowners Association
Community Association Manager's Report
Tuesday, March 8, 2022

CORRESPONDENCE: * Board to review correspondence and/or request and advise management on respective responses.

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

OLD BUSINESS: * Irrigation Proposals – Board to review proposal to upgrade the Association's Irrigation system.
* Pool Service – Board to discuss pool service fee.
* Pool Furniture – Board to discuss.
* Pool Mastic and Cleaning – Board to discuss.

NEW BUSINESS: * Landscape – Board to approve landscape proposals.
* Spa Drain and Acid Wash – Board to ratify approval.
* Pool Furniture Cleaning – Board to approve.

EMERGENCY APPROVALS: * Board to consider approving any emergency proposals not received in time for the board packet if necessary.

ADMIN TOOLS: * Approved 2020 – 2021 Budget and map for board reference.

NEXT MEETING: * The next Board of Directors Meeting TBD.

ADJOURNMENT: * No later than 7:00 PM



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**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 8, 2022
IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM**

CALL TO ORDER:	*	Directly following the Regular Session.
MEETING MINUTES:	*	Board to approve the February 8, 2022 Executive Session Meeting Minutes.
DELINQUENCY LIST:	*	Board to review delinquency list and collection recommendations.
MEMBER DISCIPLINE:	*	Board to hold show cause hearings and review Violation List and related correspondence.
ADJOURNMENT:	*	No later than 8:00 p.m.