

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, APRIL 12, 2022 AT 6:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/83241075889?pwd=REZTRVdQUlhMTysyY0NuV2JGYkxOUT09>

Call In Number 1-669-900-6833

Meeting ID: 832 4107 5889

Passcode: 678318

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 March 8, 2022 Regular Session Meeting Minutes.

FINANCIAL:

- * Board to approve the financial statements for the period of March 31, 2022 subject to year-end review to be performed by an Independent CPA.
- * Board to Review the March 31, 2022 Bank Statements and Reconciliations.
- * 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 March 8, 2022 Board Meeting, Landscape Report and Work Order report for review.
- * The next Property Inspection will take place on April 13, 2022 at 9:30 p.m.

ARCHITECTURAL:

- * Architectural report and pending architectural applications for board review and approval.

CORRESPONDENCE:

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

Avocado Homeowners Association Community Association Manager's Report Tuesday, April 12, 2022

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 Mastic and Cleaning – Board to discuss.

NEW BUSINESS:

* Insurance – Board to approve insurance renewal for Workers Comp.

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, APRIL 12, 2022

IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM

CALL TO ORDER:	*	Directly following the Regular Session.
MEETING MINUTES:	*	Board to approve the March 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.