

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
MONDAY, MAY 16, 2022 AT 6:00 PM**

Join Zoom Meeting

<https://us06web.zoom.us/j/83491218736?pwd=M3IvUDNZektiZHgrcmN2eWNmOXdHdz09>

Meeting ID: 834 9121 8736

Passcode: 12010181

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 April 12, 2022 Regular Session Meeting Minutes.

FINANCIAL: * Board to approve the financial statements for the period of April 12, 2022 subject to year-end review to be performed by an Independent CPA.
* Board to Review the April 30, 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 April 12, 2022 Board Meeting, Landscape Report and Work Order report for review.
* The next Property Inspection will take place on May 11, 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.

COMMITTEE REPORTS: * Landscape Committee Report

Avocado Homeowners Association
Community Association Manager's Report
Monday, May 16, 2022

- * Communications Committee Report
- * Pool Committee Report

OLD BUSINESS: * Irrigation Proposals – Board to review proposal to upgrade the Association's Irrigation system.

NEW BUSINESS: * Landscape Proposals – 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 2021 – 2022 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
MONDAY, MAY 16, 2022
IMMEDIATELY FOLLOWING THE REGULAR MEETING VIA ZOOM**

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|---------------------------|---|---|
| CALL TO ORDER: | * | Directly following the Regular Session. |
| MEETING MINUTES: | * | Board to approve the April 12, 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 7:00 p.m. |