

**VISTA LA JOLLA TOWNHOMES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 8, 2017**

DIRECTORS PRESENT:

Alice Buck, President
Susan Ball, Vice President
Rob Pleis, Treasurer
Kurt Swanson, Secretary

DIRECTORS ABSENT

Cathy Colclasure, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.

CALL TO ORDER

There being a quorum, Alice Buck, President, called the Board Meeting to order at 6:11 p.m.

APPROVAL OF MINUTES

The Board reviewed the January 2017 regular & executive session meeting minutes. After a brief discussion, Kurt Swanson motioned to approve the January 2017 minutes, Rob Pleis seconded the motion, all were in favor, and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the January 2017 financial statements with the Board of Directors. After a brief discussion, Susan Ball made a motion to approve the January 2017 financial statements and bank reconciliations and Kurt Swanson seconded the motion. The financial report and bank reconciliations were unanimously approved.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management notified the Board that at this time there are no delinquent accounts and no action is to be taken.

MAINTENANCE

A. POOL DECK POWERWASHING AND REPAIRS

As approved during the January 2017 Board of Director's Meeting, Life Deck will power wash the three pool areas. In addition, Life Deck will patch and repair the decks of both pools. Due to the heavy rain, this project has not been completed but will be scheduled immediately, weather permitting.

B. LANDSCAPING

Management informed the Board that all approved plantings throughout the tennis court have been installed. TVRI will provide new landscape proposals for the March 2017 Board of Director's meeting. The proposals will include new landscaping upgrades, discussed during the February 8, 2017 landscape walkthrough.

C. POOL FURNITURE

Miracoli Pool Furniture will provide a proposal for replacing the pool furniture.

ADMINISTRATIVE ITEMS

A. CC&R'S QUORUM AMDENDMENT

As previously discussed, Management will remail the amendment to the CC&Rs packet to all homeowners who have not returned a ballot. The ballots will be counted during the April 2017 Board Meeting.

B. HEARINGS

There were five (5) hearings scheduled for this meeting. All hearings were discussed in executive session.

C. CORRESPONDENCE

The Board and Management reviewed the letters sent to various homeowners in the Community. Any homeowner not in compliance will be called to a hearing.

ADDITIONAL ITEMS

Management and the Board continued their discussion on the Neighborhood Watch Program. Cathy Colclasure, through email, solicited the Association to pay for two (2) Neighborhood Watch Signs. The Board and Management reiterated that it is not in the Association's best interest to become involved in the Neighborhood Watch Program and the two entities should remain separate. Rob Pleis made a motion to receive a second opinion from legal counsel regarding this topic, Kurt Swanson seconded the motion, and all were in favor. Management will contact the Association's attorney for guidance and will discuss the findings during the March 2017 meeting.

Management discussed installing new tennis court signs, which would list the rules and regulations for utilizing the tennis courts. In addition, a new playing sign-up chart would be fixed to the tennis court fence. Management requested to have two (2) new signs made for an amount not exceed \$1,200.00. Management will obtain a mock-up of and proposal for the new signs.

Kurt Swanson conveyed that the Vista La Jolla website is in need of updates. Management and Kurt Swanson will work together to update the website and how information is transmitted to Homeowners.

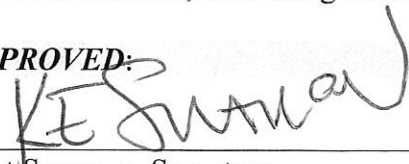
ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:15 p.m.

Respectfully Submitted,

Elizabeth Lensner, Recording Secretary

APPROVED:



Kurt Swanson, Secretary

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Date