

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
EXECUTIVE SESSION MEETING MINUTES  
WEDNESDAY, JULY 12, 2017**

**DIRECTORS PRESENT:**

Alice Buck, President  
Suzanne Ball, Vice President  
Rob Pleis, Treasurer  
Kurt Swanson, Secretary  
Cathy Colclasure, Director

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co., Inc.  
Liz Lensner, A. McKibbin & Co., Inc.  
Betsy McKibbin, A. McKibbin & Co., Inc.

**CALL TO ORDER**

A quorum was established and Alice Buck, President, called the Board Meeting to order at 6:15 PM.

**HEARINGS**

There were three hearings scheduled for this meeting:

**8810 Via Andar** – Parking on the sidewalk. The owner did not attend. Mr. Pleis motioned to fine them \$100 for the infraction and Ms. Colclasure seconded the motion. The motion passed unanimously.

**8911 Via Andar** – Parking on the sidewalk. The owner was present at the meeting. Their renter will no longer park his truck on the sidewalk. Mr. Pleis motioned to notify the owner that the fine will be held in abeyance. Ms. Colclasure seconded the motion. The motion passed unanimously.

**4465 Via Pasear** Parking on the sidewalk. The owner called and spoke with Mr. DeFreitas prior to the meeting. Mr. Pleis motioned to write a letter informing them that the fine will be held in abeyance. Mr. Swanson seconded the motion. The motion passed unanimously.

**ADJOURNMENT**

After the discussions were concluded, the meeting was adjourned at 6:52 PM.

Respectfully Submitted,  
Betsy McKibbin

approve the Level II Reserve Study update from Barrera & Co., Ms. Colclasure seconded, and all were in favor. The reserve study will be completed in August or September, prior to the budget, which will be presented in October.

## **MAINTENANCE ITEMS**

### **A. ANNUAL TREE MAINTENANCE**

Management informed the Board that Western Tree Services begun the annual tree maintenance. It was noted the dead tree behind the pool is being removed and will not be replaced because others have already been added. The interior trees have not been done yet.

### **B. COMMUNITY WEBSITE**

A mock-up will be presented for board approval. Ms. Buck offered to proof the website when completed. One feature will allow homeowners to reserve tennis courts.

### **C. TENNIS COURT LIGHT FOBS**

A new schedule will be devised for court usage. The fobs now turn on the lights. One swipe will activate the lights for one hour. Current hours of operation are 6:30 AM to 10 PM. At 10 PM, the lights automatically go off.

## **ADMINISTRATIVE ITEMS**

### **A. CC&R QUORUM AMENDMENT**

Management informed the Board that there are currently 89 ballots. A new mail out will be sent to those who have not returned a ballot to Management.

### **B. INSURANCE**

We have two quotes for insurance: Farmers Insurance (\$28,809) and LaBarre/Oksnee (\$28,913), the current carrier. About \$100 separates the two bids. More coverage is provided with the Farmers policy: \$16,000 for liability vs. \$12,000. If we change carriers, we will have to do a mail out, which will cost around \$1,000. Mr. DeFreitas suggested approving \$28,809 and allowing him to negotiate the best deal. If LaBarre will drop \$100, he will accept it. Ms. Ball motioned to approved \$28,809 and Mr. Pleis seconded it. The motion passed unanimously.

### **C. HEARINGS**

There were three (3) hearings scheduled, which were discussed in Executive Session.

- 1. 8810 Via Andar-Parking on the sidewalk**
- 2. 8911 Via Andar-Parking on the sidewalk**
- 3. 4465 Via Pasear-Parking on the sidewalk**

**D. CORRESPONDENCE**

The Board reviewed the correspondence sent to the community. Any homeowner not in compliance will be called to a hearing.

**ADDITIONAL ITEMS**

Ms. Colclasure requested proposals for power washing the driveways.

Mr. Swanson requested more information regarding installation of cameras to assist in the dog feces issues around the community.

These items will be added to next month's agenda.

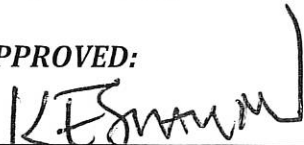
Ms. Buck submitted an Architectural request to replace her current windows and sliding glass doors with bronze on the outside and white on the inside. Ms. Colclasure made a motion to approve the request as submitted, Mr. Swanson seconded, and all were in favor.

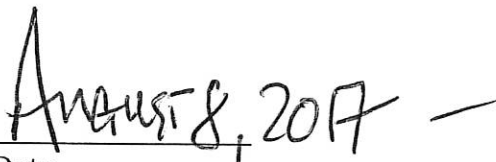
**ADJOURNMENT**

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Respectfully Submitted,  
Betsy McKibbin

**APPROVED:**

  
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Kurt Swanson, Secretary

  
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Date