

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, JUNE 14, 2017**

**DIRECTORS PRESENT:**

Alice Buck, President  
Rob Pleis, Treasurer  
Kurt Swanson, Secretary

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co.  
Melissa Loera, A. McKibbin & Co.

**DIRECTORS ABSENT:**

Cathy Colclasure, Director  
Susan Ball, Vice President

**CALL TO ORDER**

There being a quorum, Alice Buck, President, called the Board Meeting to order at 6:05 p.m.

**APPROVAL OF MINUTES**

Management presented the Board with the May 10, 2017 meeting minutes for their review and approval. After a discussion, Kurt Swanson made a motion to approve the minutes as submitted. Rob Pleis seconded the motion. All were in favor of the motion. The motion passed unanimously.

**FINANCIAL REPORT**

Management presented the May 2017 financial statements to the Board of Directors. After a brief discussion, Kurt Swanson made a motion to approve the April 2017 financial statements and bank reconciliations subject to the annual audit and Rob Pleis seconded the motion. The financial report and bank reconciliations were unanimously approved.

**FISCAL ITEMS**

**A. ACCOUNTS RECEIVABLE**

Management advised the Board that there is one (1) delinquent account: 10114. Management requested to send a pay or lien letter and lien account 10114. Kurt Swanson made a motion to send a pay or lien letter and lien account 10114, Rob Pleis seconded, and the motion passed unanimously.

**MAINTENANCE**

**A. TENNIS COURT SIGNS & LETTER**

The Board reviewed the change to the Rules and Regulations letter regarding the Tennis Court hours. The Board discussed the changes and edits to the letter. The letter will be edited and new information will be added on how to reserve a play time on the new Vista La Jolla Website. Once that information is available, Management will bring the new letter for approval at a future Board meeting.

**B. COMMUNITY WEBSITE**

Management submitted the Proposal provided by MEF Consulting for re-developing the Community Website. The amount is not to exceed \$1,800.00 for forty (40) hours at \$45.00 an hour. Rob Pleis made a motion to approve the proposal provided by MEF Consulting, Kurt Swanson seconded, and the motion passed unanimously.

**C. POOL FURNITURE**

Management informed the Board that the remaining tables and lounge chairs, which were repaired by Miracolli Furniture, have been delivered to the pool.

**D. TREE TRIMMING**

Management is currently working with Western Tree on scheduling the annual tree maintenance. Once scheduled Management will inform the Board and Homeowners.

**E. TENNIS COURT FOBS**

Tennis Court Fobs have been ordered. Once they are received Management will have them installed.

**ADMINISTRATIVE ITEMS**

**A. CC&R'S QUORUM AMENDMENT**

The homeowners that did not return a ballot for the amendment to the CC&Rs were mailed another ballot packet. At the time of this meeting there is still not a quorum. Management will recount the packet again after the total is the July 12, 2017 meeting.

**B. HEARINGS**

There were four (4) hearings scheduled for this meeting, which 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.

**ADJOURNMENT**

There being no additional items for discussion, the regular session was adjourned at 6:40 p.m.

Respectfully Submitted,  
Melissa Loera, Recording Secretary

**APPROVED:**

KESwanson  
Kurt Swanson, Secretary

JUL 12, 2017  
Date