

**VISTA LA JOLLA TOWNHOMES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, MAY 10, 2017**

DIRECTORS PRESENT:

Alice Buck, President
Susan Ball, Vice President
Rob Pleis, Treasurer
Kurt Swanson, Secretary
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 6:00 p.m.

APPROVAL OF MINUTES

Management presented the Board with the April 12, 2017 meeting minutes for their review and approval. After a discussion, Susan Ball made a motion to approve the minutes as submitted. Kurt Swanson seconded the motion. All were in favor of the motion. The motion passed unanimously.

FINANCIAL REPORT

Management presented the April 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 Susan Ball 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 at this time and no action is necessary.

MAINTENANCE

A. LANDSCAPING

The Board reviewed two landscaping proposals from TVRI for various landscaping upgrades around the community for a cost of \$20,119.95. Kurt made a motion to approve both landscaping proposals and Susan Ball seconded the motion. Cathy Colclasure opposed the motion due to her perception of replacing the turf, as well as San Diego is no longer in a drought, and the motion passed.

B. 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.

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. Upon inspection, Management noticed one of the glass tables was not cut properly and it was sent back for further repairs.

D. TREE TRIMMING

The Board reviewed the annual tree maintenance proposal provided by Western Tree Service in the amount of \$13250.00. Kurt Swanson made a motion to approve the annual tree trimming proposal and Susan Ball seconded the motion and the motion passed.

E. BBQ

Management informed the Board that Maintenance installed new BBQ covers and wire brushes at the BBQs at the three pools.

ADMINISTRATIVE ITEMS

A. CC&R'S PROPOSED CHANGE MAILOUT

Management announced that a quorum has yet to be reached regarding the proposed changes to the CC&R's. A new mail out will be sent to homeowners that have not returned their ballot. An important stamp and a short note will be added to this mail out to inform homeowners why they are receiving it for the third time.

B. 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 and the homeowners that have not returned a ballot will be mailed the ballot packet again after the total is the May 10, 2017 meeting.

C. HEARINGS

There was one (1) hearing scheduled for this meeting, which was discussed in Executive Session.

D. 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 is working with MEF Consulting to update the Vista La Jolla Website. A proposal for the work will be brought to a future Board meeting for approval.

ADJOURNMENT

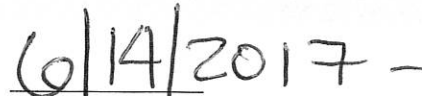
There being no additional items for discussion, the regular session was adjourned at 6:40 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:



Kurt Swanson, Secretary



Date