

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, AUGUST 09, 2017**

**DIRECTORS PRESENT:**

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

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.  
Amber Jones, A. McKibbin & Co.  
2 Homeowners

**CALL TO ORDER**

There being a quorum, Alice Buck, President, called the Board Meeting to order at 5:58 p.m.

**HOMEOWNER INPUT**

2 new homeowners from present to ask questions about the community.

**APPROVAL OF MINUTES**

Management presented the Board with the July 12, 2017 regular meeting minutes for their review and approval. After a discussion, Cathy Colclasure made a motion to approve the minutes as submitted, Susan Ball seconded; the motion passed unanimously. Management presented the Board with the July 12, 2017 executive meeting minutes for their review and approval. After a discussion, Kurt Swanson made a motion to approve the minutes as submitted. Susanne Ball seconded the motion, and all were in favor of the motion.

**FINANCIAL REPORT**

Management presented the July 2017 financial statements to the Board of Directors. After a brief discussion, Cathy Colclasure made a motion to approve the July 2017 financial statements and bank reconciliations subject to the annual audit and Kurt Swanson seconded the motion. The motion passed unanimously.

**FISCAL ITEMS**

**A. ACCOUNTS RECEIVABLE**

Management notified the Board that at this time there is only one delinquent account 10046. Management requested to send a pay or lien letter and lien account 10046. Rob Pleis motioned to send a pay or lien letter and lien account 10046 and Kurt Swanson seconded the motion. The motion passed unanimously.

**MAINTENANCE**

**A. ANNUAL TREE MAINTENANCE**

Management informed the Board that the annual tree trimming and maintenance was completed by Western Tree Services. Management will schedule a walkthrough to check the trees within the community.

**B. COMMUNITY WEBSITE**

Management met with MEF consulting to discuss the progress of the community website. Management will be presenting the board with an updated website during the September Board of Directors Meeting.

**C. POWER WASHING**

Management has solicited bids from three (3) vendors to power wash the front of the units and the sidewalks. Proposals are expected to be completed and submitted for the Board to review during the September meeting.

**D. SECURITY**

Management met with Howard Bergstein from Bergstein & Associates Security Consulting regarding the security of the community and for placement of security cameras. After a brief discussion Cathy Colclasure made a motion to have Bergstein & Associates Security Consulting provide a proposal to Management for security options for the community at a price not to exceed \$2,500. Kurt Swanson seconded the motion and the motion passed unanimously.

**ADMINISTRATIVE ITEMS**

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

A quorum was not obtained. Kurt Swanson made a motion to extend the deadline for the membership to return their ballot. The motion passed unanimously to extend deadline and the ballots will be opened during the September meeting if a quorum is obtained.

**B. INSURANCE**

As of August 1, 2017, the insurance for the Association is now Kirk Miller with Farmers Insurance. The total annual premium for the coverage is \$28,809.00. Farmers Insurance will also cover the cost of the mail out informing the membership of the insurance change.

**C. HEARINGS**

There were three (3) hearing scheduled for this meeting, which were 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.

**ADJOURNMENT**

There being no additional items for discussion, the regular session was adjourned at 6:55 p.m.

Respectfully Submitted,

Amber Jones, Recording Secretary

**APPROVED:**

Kurt Swanson  
Kurt Swanson, Secretary

10-11-2017  
Date