

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

DIRECTORS PRESENT:

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

DIRECTORS ABSENT

Susan Ball, Vice President

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

The Board reviewed the February 2017 regular & executive session meeting minutes. After a brief discussion, Cathy Colclasure motioned to approve the February 2017 regular minutes, Rob Pleis seconded the motion, all were in favor, and the motion passed unanimously. Alice Buck requested that the executive minutes reflect whether the homeowner was present for their hearing. Cathy Colclasure made a motion to accept the executive minutes pending the aforementioned changes, Kurt Swanson seconded, and all were in favor.

FINANCIAL REPORT

Management reviewed the February 2017 financial statements with the Board of Directors. After a brief discussion, Kurt Swanson made a motion to approve the February 2017 financial statements and bank reconciliations subject to the annual audit and Cathy Colclasure 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. POOL DECK POWERWASHING & POOL FURNITURE

Management updated the Board on the power washing project for the pools. Life Deck completed power washing all three pool decks. Miracoli picked up and repaired all the damaged furniture pool furniture. The furniture has now been returned to all the pools.

B. LANDSCAPING

The Board reviewed the proposal from TVRI for the miscellaneous landscaping discussed during the February 8, 2017 landscape walkthrough for the amount of \$12,685.53. The Board analyzed the proposal and discussed the labor charges for the foreman. Management agreed the labor charges were excessive and requested the proposal be approved for an amount not to exceed \$12, 00.00. Kurt Swanson made a motion to approve the proposal for a total of \$12,000.00, Rob Pleis seconded the motion, and all were in favor.

Rob Pleis opened a discussion regarding how satisfied the Board is with TVRI’s landscaping and costs. The Board reviewed the maintenance contract from TVRI and Terracare Associates. Vista La Jolla does not hold a contract with Terracare Associates and Management suggested that no renewal contract be signed with Terracare at this time, only TVRI. For the time being, the community will continue to utilize TVRI for landscaping.

ADMINISTRATIVE ITEMS

A. CC&RS QUORUM AMDENDMENT

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.

B. HEARINGS

There were three (3) 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.

D. ARCHITECTURAL

8814 Via Andar- The homeowner for 8814 Via Andar requested architectural approval to replace all their windows and patio slider. The Board reviewed the application and Cathy Colclasure made a motion to approve the architectural application, Kurt Swanson seconded, and all were in favor.

ADDITIONAL ITEMS

The Board discussed the issues with dogs defecating behind the tennis courts. Management will place “pick up after your pet” signs in the area in hopes of deterring the behavior.

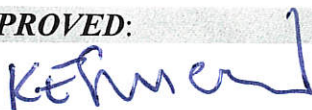
ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 6:50 p.m.


Respectfully Submitted,

Elizabeth Lensner, Recording Secretary

APPROVED:



Kurt Swanson, Secretary



Date