

**VISTA LA JOLLA TOWNHOMES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 13, 2017**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Susanne Ball, Vice President
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 5:59 p.m.

HOMEOWNER INPUT

One homeowner was present for a hearing and one new homeowner was present to ask questions about the community.

APPROVAL OF MINUTES

Management presented the Board with the August 9, 2017 regular 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 passed unanimously. Management presented the Board with the August 9, 2017 executive 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 passed unanimously.

FINANCIAL REPORT

Management presented the August 2017 financial statements to the Board of Directors. After a brief discussion, Kurt Swanson made a motion to approve the August 2017 financial statements and bank reconciliations subject to the annual audit, Rob Pleis seconded; the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management notified the Board that there is currently one (1) delinquent account: 10046. Management requested to send a pay or lien letter and lien account 10046. Kurt Swanson motioned to send a pay or lien letter and lien account 10046, Rob Pleis seconded; all were in favor.

B. INVESTMENT SUGGESTION

Management presented the Board with an investment suggestion from Morgan Stanley. After a brief discussion, Rob Pleis made a motion to approve the investment suggestion

from Morgan Stanley and Kurt Swanson seconded the motion. The motion passed unanimously.

MAINTENANCE

A. POWER WASHING

Management presented the Board with three (3) power washing proposals with two (2) different options for the community. After a brief discussion, Kurt Swanson made a motion to approve Option B, which includes power washing of all sidewalks and driveways and to utilize Fully Restored Pressure Washing for a cost of \$2,500.00. Rob Pleis seconded the motion and all were in favor.

B. LANDSCAPING

Management presented the Board with a proposal from TVRI for miscellaneous upgrades within the community. After a brief discussion, Kurt Swanson made a motion to approve the proposal from TVRI for a total cost of \$12,845.35, Rob Pleis seconded; the motion passed unanimously.

C. SECURITY

Management met with Howard Bergstein from Bergstein & Associates Security Consulting regarding the security of the community and for placement of security cameras. Management informed the Board that the costs for this security project would be about \$25,000.00, conservatively. The Board agreed to move forward at this time with more information concerning the security camera installation.

D. SIDEWALK TRIP HAZARD REPAIRS

Management presented the Board with a proposal that has three (3) options from Precision Concrete Cutting regarding the sidewalk trip hazards around the community. After a brief discussion, Rob Pleis made a motion to approve the Option 3 and to have it start before the power washing, Kurt Swanson seconded; the motion passed unanimously.

E. COMMUNITY WEBSITE

Management updated the Board on the progress of the new website.

Management will present the Board with the finished website at the next board meeting

ADMINISTRATIVE ITEMS

A. CC&R'S QUORUM AMENDMENT

A quorum was not obtained. Rob Pleis motioned to extend the deadline to the November annual meeting, Kurt Swanson seconded; the motion passed unanimously.

B. ANNUAL MEETING

The Annual Meeting is scheduled for November 8, 2017. Alice Buck and Rob Pleis are up for re-election.

C. MANAGEMENT CONTRACT

Management presented the Board with the 2017/2018 Management Contract Renewal. Management is requesting a 3% increase. After a brief discussion, Rob Pleis made a motion to approve the 2017/2018 Management Contract Renewal, Kurt Swanson seconded, and the motion passed unanimously.

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.

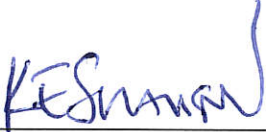
ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:00 p.m.

Respectfully Submitted,

Amber Jones, Recording Secretary

APPROVED:



Kurt Swanson, Secretary



Date