

**VISTA LA JOLLA TOWNHOMES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, NOVEMBER 08, 2017**

DIRECTORS PRESENT:

Alice Buck, President
Richard Heckman, Treasurer
Susanne Ball, Vice President

DIRECTORS ABSENT:

Cathy Colclasure, Director
Kurt Swanson, Secretary

ALSO PRESENT:

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

CALL TO ORDER

There being a quorum, Alice Buck, President, called the Board Meeting to order at 6:52 p.m.

APPROVAL OF MINUTES

Management presented the Board with the October 2017 regular meeting minutes for their review and approval. After a discussion, Susan Ball motioned to approve the minutes as submitted, Richard Heckman seconded; the motion passed unanimously. Management presented the Board with the October 2017 executive meeting minutes for their review and approval. After a discussion, Susan Ball made a motion to approve the minutes as submitted, Richard Heckman seconded; the motion passed unanimously.

FINANCIAL REPORT

Management presented the October 2017 financial statements to the Board of Directors. After a brief discussion, Susan Ball motioned to approve the October 2017 financial statements and bank reconciliations subject to the annual audit, Richard Heckman seconded; the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management notified the Board that there is currently one (1) delinquent account: 10030. Management requested to send a pay or lien letter and lien account 10030. Susan Ball motioned to send a pay or lien letter and lien account 10030, Richard Heckman seconded, and the motion passed unanimously.

B. 2018 RESERVE STUDY

Management presented the Board with the 2018 Reserve Study, prepared by Bar. After a discussion, Richard Heckman made a motion to approve the 2018 Reserve Study; Alice Buck seconded the motion; and the motion passed unanimously.

C. INVESTMENT SUGGESTION

The Board reviewed the investment suggestions from Morgan Stanley. After a brief discussion, Susan Ball motioned to approve the investment suggestion, Richard Heckman seconded, and all were in favor.

MAINTENANCE

A. SECURITY

During the October Board of Directors meeting, the Board requested the post orders for Private Security. The Board reviewed the community security post orders and discussed the various security threats in the community.

B. LANDSCAPING

The Board reviewed a proposal from TVRI/TerraCare for miscellaneous plantings per the 10/11 landscape walkthrough for a total cost of \$3,265.17. The Board also reviewed a proposal from TVRI/TerraCare to remove and replant 5 pots at pool 2 for a total cost of \$1,596.00. Susan Ball motioned to approve both proposals, Richard Heckman seconded, and all were in favor.

C. SAN DIEGO PURE WATER

Alice Buck gave a presentation to the present Owners and Management regarding the Pure Water pipeline that is proposed to be installed on Nobel Drive.

D. COMMUNITY WEBSITE

Management informed the Board that the community website has been completed and all the most recent documentation is available for the homeowners.

ADMINISTRATIVE ITEMS

A. CC&R'S QUORUM AMENDMENT

A quorum to open the CC&R's amendment ballots was reached. Ninety-three (93) ballots were received, opened and counted. The necessary quorum, 75% of the community approving the amendment, was not obtained. Sixty-six (66) owners approved the amendment, and twenty- seven (27) disapproved. Since the majority of respondents approved the amendment, Susanne Ball motioned to have legal counsel proceed in petitioning the courts to amend the CC&R's quorum restrictions. Richard Heckman seconded the motion and all were in favor.

B. CORRESPONDENCE

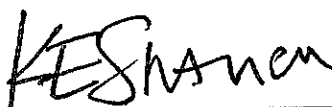
The Board and Management reviewed the letters sent to various Homeowners in the Community. Any Homeowner not in compliance will be called to a hearing.

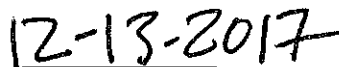
ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:40 p.m.

Respectfully Submitted,
Amber Jones, Recording Secretary

APPROVED:


Kurt Swanson, Secretary


Date