

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 10, 2018**

**DIRECTORS PRESENT:**

Alice Buck, President  
Richard Heckman, Treasurer  
Susanne Ball, Vice President  
Kurt Swanson, Secretary

**DIRECTORS ABSENT:**

Cathy Colclasure, Director

**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 5:59 p.m.

**APPROVAL OF MINUTES**

Management presented the Board with the December 2017 regular meeting minutes for their review and approval. After a discussion, Kurt Swanson motioned to approve the minutes as submitted, Susanne Ball seconded; the motion passed unanimously. Management presented the Board with the December 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 passed unanimously.

**FINANCIAL REPORT**

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

**MAINTENANCE**

**A. CONCRETE REPLACEMENT**

Management informed the Board that Exact Construction will start work to replace the sections of sidewalk, driveway, and curb wall in front of 4427 Via Amable on January 22, 2018. The work is estimated to take about a week to complete.

**B. TENNIS COURT SIGNS**

Management provided a mock-up of the tennis court sign, which will display the new tennis court hours. The custom order wood signs are priced at \$330.00 each for total cost of \$660.00.

**ADMINISTRATIVE ITEMS**

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

Management informed the Board that since the amendment to lower the quorum amendment did not pass, Management has turned this over to the legal counsel for review. The Association's legal counsel, Epsten, Grinnell, & Howell is in the process of initiating the petition to the courts to lower the quorum amendment. Management will work with legal counsel in order to turn over any necessary paperwork.

**B. FEBRUARY BOARD MEETING**

The February Board meeting will commence on February 21, 2018.

**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.

**ADJOURNMENT**

There being no additional items for discussion, the regular session was adjourned at 6:45 p.m.

Respectfully Submitted,  
Elizabeth Lensner, Recording Secretary

**APPROVED:** \_\_\_\_\_

  
\_\_\_\_\_  
Kurt Swanson, Secretary

2-21-2018 -  
Date