

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 21, 2018**

**DIRECTORS PRESENT:**

Kurt Swanson, Secretary  
Richard Heckman, Treasurer  
Cathy Colclasure, Director

**DIRECTORS ABSENT:**

Susanne Ball, Vice President  
Alice Buck, President

**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, Kurt Swanson, Secretary, called the Board Meeting to order at 6:00 p.m.

**APPROVAL OF MINUTES**

Management presented the Board with the January 2018 regular meeting minutes for their review and approval. After a discussion, Richard Heckman motioned to approve the minutes as submitted, Kurt Swanson seconded; the motion passed unanimously.

**FINANCIAL REPORT**

Management presented the January 2018 financial statements to the Board of Directors. After a brief discussion, Richard Heckman motioned to approve the January 2018 financial statements and bank reconciliations subject to the annual audit, Cathy Colclasure seconded; the motion passed unanimously.

**FISCAL ITEMS**

**A. ACCOUNTS RECEIVABLE**

Management notified the Board that there is currently one (1) delinquent account: 10046. No action is needed for account 10046 since there is a lien filed.

**B. WEBSITE PRICING**

Management presented the Board with a proposal from MEF consulting for **\$540.00** annually, to continue to update the community website each month. Kurt Swanson made a motion to accept the proposal from MEF consulting, Richard Heckman seconded the motion, and the motion passed unanimously.

**C. INVESTMENT SUGGESTION**

The Board reviewed the investment suggestions from Morgan Stanley. After a brief discussion, Kurt Swanson made a motion to approve the investment suggestion, Richard Heckman seconded, and the motion passed unanimously.

**D. ANNUAL AUDIT**

Management presented the Board with a draft copy of the 2017 annual audit, prepared by Robert A. Owens, C.P.A. After reviewing and a discussion, Richard Heckman made a motion to accept the 2017 annual audit, Kurt Swanson seconded the motion, and the motion passed unanimously. The 2017 Annual Audit will be mailed to the membership.

**MAINTENANCE**

**A. CLUBHOUSE**

Management brought to the Boards attention the persisting issues with the lock on the clubhouse. Management suggested to replace the doors and install a new lock. After a discussion, the Board agreed to have Management pursue options for the Clubhouse doors.

**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 listed all documents they need to petition the courts, including any statements from Board members or other homeowners. Management will compile all requested documents and solicit statements from members.

**B. TENNIS COURT SIGNS**

Management informed the Board that the new sandblasted tennis court signs will be completed in the upcoming weeks and will be installed by the first week of March 2018.

**C. TENNIS COURT CLEANING**

Management informed the Board that All Pro Courts will be cleaning and removing the sand and any other debris from the court surface for a total cost of \$150.00 for both courts.

**D. SECURITY**


Management informed the Board that due to the extra expenses that the additional morning patrol has incurred, Management has cancelled the additional service. After a discussion, Cathy Colclasure motioned to accept the cancellation of the extra patrol, Richard Heckman seconded, and the motion passed unanimously.


**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:**

  
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Kurt Swanson, Secretary

  
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Date