

**VISTA LA JOLLA TOWNHOMES
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 11, 2018**

DIRECTORS PRESENT:

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

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 6:01 p.m.

APPROVAL OF MINUTES

Management presented the Board with the March 2018 regular and executive meeting minutes for their review and approval. After a discussion, Susanne Ball motioned to approve the March 2018 regular and executive minutes with one correction, Cathy Colclasure seconded; the motion passed unanimously.

FINANCIAL REPORT

Management presented the March 2018 financial statements to the Board of Directors. After a brief discussion, Richard Heckman motioned to approve the March 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 are currently no delinquent accounts and no action is necessary.

MAINTENANCE

A. LANDSCAPING

The Board reviewed proposal #1801, provided by TVRI for various landscaping upgrades per the February landscape walkthrough for a total cost of \$4,752.00. Susanne Ball motioned to approve proposal #1801, Richard Heckman seconded, and all were in favor. The Board also reviewed proposal #1802 for more upgrades per the March landscape walkthrough for a total of \$1,271.00. Cathy Colclasure motioned to approve proposal #1802, Susanne Ball seconded, and the motion passed unanimously.

B. SIDEWALK REPLACEMENT

Exact Construction replaced the sidewalk in front of 4458 Via Brilliante and removed the large root in the rear courtyard of 4427 Via Amable.

C. CLUBHOUSE DOORS

Management met with various vendors to obtain a proposal to replace the windows, sliding glass doors, and the front doors in the clubhouse. Once proposal was received from Leonard Peterson and the cost for the replacements and upgrades were \$12,237.55. The Board motioned to table this topic until a later date.

ADMINISTRATIVE ITEMS

A. CC&R’S QUORUM AMENDMENT

The Association’s legal counsel, Epsten, Grinnell, & Howell listed all documents they need to petition the courts for a lowered CC&Rs quorum percentage, including any statements from Board members or other homeowners. Management has compiled the documents, and has turned them over to legal counsel.

B. ATTORNEY FEE AGREEMENT

The Board reviewed the new fee agreement from the Association’s legal counsel, Epsten, Grinnell, & Howell, as the current agreement is outdated. Susanne Ball motioned to approve the new fee agreement, Richard Heckman seconded the motion, and all were in favor.

C. CORRESPONDENCE

The Board reviewed the correspondence sent to homeowners. Any homeowner still in violation will be sent a hearing notice.

D. PURE WATER PIPELINE

The pure water pipeline was approved by City Council.

NEW BUSINESS

Kurt Swanson discussed remodeling the clubhouse. He requested a timeline for a new renovation.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 6:52 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date