

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, OCTOBER 10, 2018
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

Ivor Kraft, President
Susanne Ball, Vice President
Kurt Swanson, Secretary
Richard Heckman, Treasurer
Cathy Colclasure, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.
Kim Angell, A. McKibbin & Co., Inc.
1 homeowner

CALL TO ORDER

After a quorum was established, Susan Ball, Vice President, called the Regular Board Meeting to order at 6:10 P.M.

APPROVAL OF MINUTES

The August 2018 Regular and Executive Meeting Minutes were discussed. Ivor Kraft motioned to approve the August 2018 Regular and Executive Meeting Minutes as presented. Kurt Swanson seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The September 2018 financial statements and bank reconciliations were reviewed by the Board. Cathy Colclasure motioned to approve the September 2018 financial statements and bank reconciliations subject to the annual audit, Richard Heckman seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

No action to be taken at this time.

B. RESERVE STUDY

Management informed the Board that we are currently working with Barrera and Co. to complete the 2019 reserve study and awaiting the draft copy.

C. BUDGET

Management presented the Board with the draft budget showing no increase in monthly dues. After some discussion, Kurt Swanson made a motion to raise the monthly dues by \$10.00 p.u.p.m. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPING

Management updated the Board that TVRI is currently working on the installation of items described in the June walkthrough proposal.

B. LANDSCAPE COMPANY BIDS

Management updated the Board that they are currently working on the landscape specifications for the property which will be solicited to three companies. Management presented the Board with the proposal from LandMaster Landscape Services at a total cost of \$5,000.00 per month.

C. BUILDING SIDING

Management advised the Board that they are currently working on replacing the back siding of all the homes and this project will be on-going.

ADMINISTRATIVE ITEMS

A. CC&Rs QUORUM AMENDMENT

Management provided the Board with the petition that has been submitted to the courts with a schedule hearing date of Thursday, October 11, 2018 at 1:30 p.m.

B. CORRESPONDENCE

Management provided the Board with copies of all correspondence sent to various Homeowners since the last meeting.

C. ANNUAL MEETING

Management informed the Board the annual meeting is scheduled for November 14, 2018 and that Susanne Ball, Kurt Swanson and Cathy Colclasure are up for re-election.

D. MANAGEMENT CONTRACT

Management presented the Board with the Management's renewal contract with no increase. After a brief discussion, Cathy Cloclasure made a motion to approve the Management Contract with no increase. Ivor Kraft seconded the motion and the motion passed unanimously.

NEW BUSINESS

The Board advised Management that the concrete is deteriorating at 8899 Via Ander and would like a bid to repair.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 7:21 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date