

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, JULY 11, 2018
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.

CALL TO ORDER

After a quorum was established, Alice Buck, President, called the Regular Board Meeting to order at 6:01

APPROVAL OF MINUTES

The June, 2018 regular and executive meeting minutes were discussed. Ms. Colclasure motioned to approve the minutes as presented, Ms. Ball seconded and the motion passed unanimously.

FINANCIAL REPORT

The June, 2018 financial statements were reviewed. There was a discussion on roofs and replacement cost. The association really doesn't have any deferred maintenance. Ms. Buck questioned the legal fees. Mr. DeFreitas explained them. Mr. Heckman motioned to approve the financial statements and reconciliations subject to the annual audit, Ms. Ball seconded 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 will begin working with Barrera and Co. to complete the 2019 reserve study. Once this is completed, management will begin preparing the 2019 budget for the Board's review.

MAINTENANCE

A. TREE TRIMMING

The 2018 Program for tree maintenance has begun.

B. LANDSCAPING

Management discussed with the Board that the production manager, Brett Horan will be leaving TVRI/TerraCare.

C. BUILDING SIDING

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

D. FRONT DOORS

Management advised the Board that Pedro is currently oiling all of the front doors throughout the property.

E. CLUBHOUSE POOL

Management updated the Board that they are working with Joe DiAnna, pool vendor, to fix the broken light in pool area and to replace all the broken umbrellas at all the pools.

ADMINISTRATIVE ITEMS

CC&Rs QUORUM AMENDMENT

Management provided the Board with the petition that will be submitted to the courts.

ARCHITECTURAL REQUEST

There were no architectural requests to be reviewed by the Board.

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 6:24

Respectfully Submitted,
Sarah Diot, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date