

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, AUGUST 8, 2018
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Cathy Colclasure, Director

ALSO PRESENT:

Sean DeFreitas, 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 6:02 P.M.

APPROVAL OF MINUTES

The July, 2018 regular and executive meeting minutes were discussed. Kurt Swanson motioned to approve the minutes as presented, Susanne Ball seconded and the motion passed unanimously.

FINANCIAL REPORT

The July, 2018 financial statements were reviewed. Richard Heckman motioned to approve the financial statements and reconciliations subject to the annual audit, Kurt Swanson 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. LANDSCAPE PROPOSAL

The Board reviewed the proposal by TVRI for additional plantings needed throughout the community at a cost of \$4,974.50. After a brief discussion, Richard Heckman motioned to approve the proposal. Susan Ball seconded the motion and the motion passed unanimously.

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 and we will have proposals to review at the next meeting.

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 discussed with the Board that Pedro has finished oiling all of the front doors throughout the property.

E. CLUBHOUSE POOL

Management updated the Board that it is working with our pool vendor, Joe DiAnna to fix the broken pool light in the pool area. Management informed the Board that all of the umbrellas at the main pool have been replaced.

F. SKYLIGHT

Management reviewed the confirmation from Skylight Pros that the skylight has been ordered for 4413 Via Precipicio.

G. TRIP HAZARDS

The Board reviewed the proposal from Precision Trip Hazard Removal, Inc. to remove the trip hazards throughout the property at a cost of \$9,827.76. After a brief discussion, Kurt Swanson motioned to approve the proposal. Susanne Ball seconded the motion and the motion passed unanimously.

ADMINISTRATIVE ITEMS

A. CC&Rs QUORUM AMENDMENT

The management provided the Board with the petition that has been submitted to the courts, the Association is awaiting notification of the hearing date.

B. CORRESPONDENCE

Management reviewed the correspondence sent to various homeowners regarding landscaping reminders.

C. HEARINGS

There were three hearing that were discussed in executive session.

D. RESIGNATION

The Board unanimously accepted the resignation of Alice Buck. After a brief discussion the Board unanimously decided to appoint Ivor Kraft to fulfill the term of Alice Buck.

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

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

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date