

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, MARCH 13, 2019
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

Kurt Swanson, President
Susanne Ball, Vice President
Richard Heckman, Treasurer
Cathy Colclasure, Secretary
Sue Rotunno, Director

ALSO PRESENT:

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

CALL TO ORDER

After a quorum was established, Kurt Swanson, President, called the Regular Board Meeting to order at 6:02 P.M.

APPROVAL OF MINUTES

The February 13, 2019 Regular and Executive Meeting Minutes were reviewed and discussed. Kurt Swanson made a motion to approve the February 13, 2019 Regular and Executive Meeting Minutes as presented. Susanne Ball seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The February 2019 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the February 2019 financial statements and bank reconciliations subject to the annual audit. Kurt Swanson seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are currently two delinquents. Accounts *10002 and *10046 are past due and need to go to the attorney. Kurt Swanson made a motion to approve a pay or lien letter and lien accounts *10002 and *10046. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. ARCHITECT PROPOSALS

Management presented the Board with proposals from A7 and Marengo Morton Architects for architectural services to redesign the clubhouse. After some discussion, Kurt Swanson suggested that all Board Members provide a list of five wants that each Director would like for the clubhouse and email them to Management to compile and the Board can review them at the next meeting.

B. LANDSCAPE PROPOSALS

Management provided several proposals from Brightview Landscape Service for improvements throughout the community. After some discussion, Susanne Ball

made a motion to approve the proposals from Brightview. Kurt Swanson seconded the motion and the motion passed unanimously.

C. POOL

Management advised the Board that Four Seasons Pool & Spa has begun servicing the pools and we are currently awaiting a proposal to replace the duct work for the pool heater at the clubhouse pool.

D. GUEST PARKING SPACE

Management provided the Board with a request to widen the guest parking area to accommodate three vehicles. Management explained to the Board the need to pour additional concrete and remove landscaping for one additional guest parking space. The cost for an additional parking space is high, but it won't alleviate the parking issue.

E. UTILITY DOORS

Management is currently working to obtain bids to replace the all the damaged/broken utility doors. Management is also looking into fiberglass doors as a replacement option.

ADMINISTRATIVE ITEMS

A. DOG ISSUE

Management provided the Board with correspondence regarding a dog off leash violation. Management advised that the tenant has agreed to keep the dog on a leash while in the community as it's a safety concern. Management advised that beside the leash violation, this is a neighbor to neighbor dispute and both parties need to stay away from each other.

B. CORRESPONDENCE

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

C. NEWSLETTER

Management provided the Board with the March Newsletter and will include the following topics for the April Newsletter: Garage doors, parking and pickleball interest.

NEW BUSINESS

There was no new business at this time.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 7:26 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Cathy Colclasure, Secretary

Date