

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, JUNE 12, 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.
Kim Angell, A. McKibbin & Co.
3 Homeowners

CALL TO ORDER

After a quorum was established, Kurt Swanson, President, called the Regular Board Meeting to order at 6:03 P.M.

APPROVAL OF MINUTES

The May 8, 2019 Regular Meeting Minutes were reviewed and discussed. Cathy Colclasure made a motion to approve the May 8, 2019 Regular Meeting Minutes as presented. Susanne Ball seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

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

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are currently two delinquent accounts, *10046 and *10002. Management advised the Board that both accounts are with the Attorney and no action is needed at this time.

MAINTENANCE

A. CLUBHOUSE DESIGN IDEAS

Three Homeowners were in attendance to discuss clubhouse design ideas with the Board. The following items were discussed with the Board and Homeowners; usability of the kitchen, furniture and appliances, windows and doors, flooring and accessibility. The Board also discussed the return on the investment of updating the clubhouse as there is a lot that can be done cosmetically. Management advised that about \$50k could be spent for cosmetical upgrades

B. WINDOWS

Management provided the Board with correspondence from the Homeowner at 4455 Via Realzar concerning the streaking in the windows and the request for the Association to replace the window. Management will advise the Homeowner that

windows are Homeowners responsibility and the Association will not replace the window.

C. POOL FURNITURE

Management provided the Board with a quote from Pool Leisure for new pool furniture at the clubhouse pool. Kurt Swanson made a motion to approve Management to purchase 16 chairs, 10 chaise loungers, 7 side tables and 4 large tables. Susanne Ball seconded the motion and the motion passed unanimously.

D. TENNIS COURTS

Management provided the Board with correspondence from CH Court Tech regarding the repairs scheduled for the tennis courts on 6/7/19.

E. TREE TRIMMING PROPOSAL

Management advised the Board that Western Tree has completed the majority of the tree trimming, they still have the Podocarpus by the tennis court and the pittosporums to be trimmed.

F. DIRECTORY

Management advised the Board that the backboard of the directory has been painted and we are looking at bids to replace the plastic portion of the directory.

G. REAR HOUSE SIDING

Management advised the Board that we are continuing to move forward with replacing the wood siding on the rear of the homes along Via Andar and are about half way completed. Management also confirmed that the stucco caps still need to be repaired.

ADMINISTRATIVE ITEMS

A. CORRESPONDENCE

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

B. NEWSLETTER

Management and the Board reviewed the May newsletter and discussed topics for the July newsletter.

NEW BUSINESS

There was no new business at this time.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 7:14 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Cathy Colclasure, Secretary

Date