

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, OCTOBER 9, 2019
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

Kurt Swanson, President
Richard Heckman, Treasurer
Sue Rotunno, Director

ALSO PRESENT:

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

NOT PRESENT

Susanne Ball, Vice President
Cathy Colclasure, Secretary

CALL TO ORDER

After a quorum was established, Kurt Swanson, President, called the Regular Board Meeting to order at 6:00 P.M.

HOMEOWNER INPUT

No Homeowners were in attendance for the meeting.

APPROVAL OF MINUTES

The September 11, 2019 Regular and Executive Meeting Minutes were reviewed and discussed. Richard Heckman made a motion to approve the September 11, 2019 Regular and Executive Meeting Minutes as presented. Sue Rotunno seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The September 2019 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Richard Heckman made a motion to approve the September 2019 financial statements and bank reconciliations subject to the annual audit. Sue Rotunno seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are two delinquent accounts, *10046 and *10105, that need to go to the Attorney to issue a pay or lien letter and lien. Kurt Swanson made a motion to have the Attorney issue a pay or lien letter and lien on accounts *10046 and *10105. Richard Heckman seconded the motion and the motion passed unanimously.

B. ANNUAL AUDIT PROPOSALS

Management provided the Board with two proposals to complete to annual audit. After some discussion, Richard Heckman made a motion to approve the proposal from Greg Villard in the amount of \$1,350.00. Sue Rotunno seconded the motion and the motion passed unanimously.

C. PROPOSED ANNUAL BUDGET

Management provided the Board with the proposed annual budget. After some discussion, Kurt Swanson made a motion to approve the annual budget with an increase of \$12.00/month to the dues. Sue Rotunno seconded the motion and the motion passed unanimously.

D. RESERVE STUDY

Management advised the Board that Barrera & Company is currently working on the reserve study and we will have it for review at the next Board Meeting.

MAINTENANCE

A. LANDSCAPE PROPOSALS

Management provided the Board with the recent approved landscape proposals. These proposals include the items discussed on the last walkthrough, including some missing plants that were noted.

B. POOL FURNITURE

Management advised the Board that replacement furniture was delivered and are installed at the Clubhouse pool. The rest of the furniture has been distributed to the pool #2 and #3. Management will be replacing a broken umbrella as well at the Clubhouse pool.

C. TENNIS COURTS

Management provided the Board with a proposal from CH Court Tech to replace the net posts and reattach the net. Richard Heckman made a motion to approve the proposal. Sue Rotunno seconded the motion and the motion passed unanimously.

D. BARBEQUES

Management advised the Board that all three barbeques have been installed with new covers.

ADMINISTRATIVE ITEMS

A. CORRESPONDENCE

Management provided the Board with copies of letters sent since the last meeting.

B. ANNUAL MEETING

Management advised the Board Richard Heckman and Sue Rotunno are up for election and the Annual Meeting is scheduled for November 13, 2019.

NEW BUSINESS

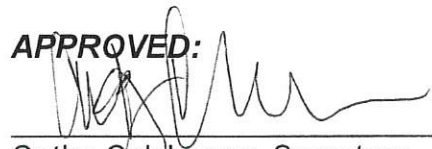
The Board would like pet reminders added to the newsletter for November.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 6:44 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:



Cathy Coldclasure, Secretary



Date