

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, NOVEMBER 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.
Kim Angell, A. McKibbin & Co.
11 Homeowners

CALL TO ORDER

After a quorum was established, Kurt Swanson, President, called the Regular Board Meeting to order at 6:01 P.M.

HOMEOWNER INPUT

Eleven Homeowners were in attendance for the meeting and discussed the following topics with the Board: Additional lighting for tennis courts, light at the entrance median, skylight maintenance, trees between Via Andar and Via Amable, noise from neighboring apartments and upgrades for the future.

APPROVAL OF MINUTES

The October 9, 2019 Regular and Executive Meeting Minutes were reviewed and discussed. Sue Rotunno made a motion to approve the October 9, 2019 Regular and Executive Meeting Minutes as presented. Kurt Swanson seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

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

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there is one delinquent account, *10046, 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 account *10046. Susanne Ball seconded the motion and the motion passed unanimously.

B. 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, we will have proposals from today's landscape walkthrough at the next meeting.

ADMINISTRATIVE ITEMS

A. CORRESPONDENCE

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

B. NEWSLETTER

Management provided the Board with the November newsletter that was sent out to the Membership.

NEW BUSINESS

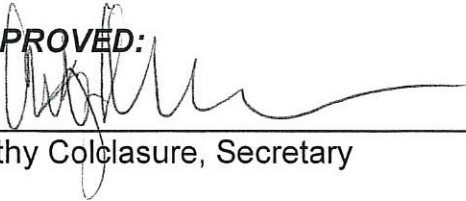
The Board discussed creating a new rule that would annually require an Owner/Resident registration, including pet information with license numbers and rabies vaccination dates. Management recommended checking with Legal regarding the requirement of license numbers and rabies vaccination dates for pets. Kurt Swanson made a motion to approve Management to consult with Legal on the pet license and rabies vaccination lawfulness. Susanne Ball seconded the motion and the motion passed unanimously.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 7:09 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:



Cathy Colclasure, Secretary

12/11/19

Date