

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
ANNUAL MEETING WITH REGULAR MEETING TO FOLLOW  
WEDNESDAY, DECEMBER 8, 2021  
ZOOM VIDEO CONFERENCE  
6:00 P.M.**

**AGENDA**

- |                  |  |                    |  |
|------------------|--|--------------------|--|
| <b>6:00 p.m.</b> | <b>I. ANNUAL MEETING RECONVENED<br/>(If a quorum is established)</b>                   | <b>SECTION I</b>   | <b>Susanne Ball,<br/>President</b>               |
| <b>6:30 p.m.</b> | <b>II. ANNUAL MEETING ADJOURNMENT</b>  |                    | <b>Susanne Ball,<br/>President</b>               |
| <b>6:31 p.m.</b> | <b>III. REGULAR MEETING<br/>CALL TO ORDER</b>  |                    | <b>Susanne Ball,<br/>President</b>               |
| <b>6:35 p.m.</b> | <b>IV. APPROVAL OF MINUTES<br/>November 10, 2021 – Regular &amp; Executive Session</b> | <b>SECTION II</b>  | <b>Sue Rotunno,<br/>Secretary</b>                |
| <b>6:40 p.m.</b> | <b>V. FINANCIAL REPORT<br/>November, 2021</b>  | <b>SECTION III</b> | <b>Victor Zeng,<br/>Treasurer</b>                |
| <b>6:50 p.m.</b> | <b>VI. MANAGEMENT REPORT</b>   | <b>SECTION IV</b>  | <b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
|                  | <b>FISCAL ITEMS</b>  |                    |  |
|                  | <b>A. Accounts Receivable</b>  |                    |  |
|                  | <b>B. 2022 Budget &amp; Annual Disclosures</b>   |                    |  |
|                  | <b>MAINTAINENCE</b>  |                    |  |
|                  | <b>A. Landscape</b>  | <i>Pages 1-4</i>   |  |
|                  | <b>B. Termite Tenting</b>  | <i>Pages 5-9</i>   |  |
|                  | <b>C. Utility Cabinet Doors</b>  |                    |  |
|                  | <b>D. Street Lights</b>  |                    |  |
|                  | <b>E. Pool Deck</b>  |                    |  |
|                  | <b>F. Fascia Board Repair</b>  | <i>Pages 10</i>    |  |
|                  | <b>G. Main Pool Restroom Remodel</b>   |                    |  |
|                  | <b>H. Clubhouse Entry Lock</b>   |                    |  |
|                  | <b>I. Increased Janitorial</b>   |                    |  |
|                  | <b>ADMINISTRATIVE ITEMS</b>  |                    |  |
|                  | <b>A. Newsletter</b>   | <i>Pages 11-12</i> |  |
|                  | <b>B. Internet</b>   |                    |  |
| <b>7:05 p.m.</b> | <b>VII. EXECUTIVE SESSION<br/>CALL TO ORDER<br/>Hearings</b>                           | <b>SECTION V</b>   | <b>Susanne Ball<br/>President</b>                |
|                  |  | <i>Pages 13-14</i> |  |
| <b>7:10 p.m.</b> | <b>VIII. NEW BUSINESS</b>  |                    |  |
| <b>7:15 p.m.</b> | <b>IX. ADJOURNMENT</b>   |                    |  |

**ZOOM SIGN IN INFORMATION**

**If you would like to participate in this Board Meeting via telephone conference,  
please complete the following instructions:**

On Wednesday, November 10, 2021, at 6:00pm PST, please call using the dial-in number: (669) 900-6833

When prompted, enter the assigned Meeting ID and Password.

The Meeting ID for this call is: Meeting ID: 851 5801 0361 Passcode: 943823

**NEXT MEETING**  
**JANUARY 12, 2021**