

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, SEPTEMBER 8, 2021  
6:00 P.M.  
At The Clubhouse Pool Area**

**AGENDA**

- |                  |   |                    |  |
|------------------|---|--------------------|--|
| <b>6:00 p.m.</b> | <b>I. REGULAR MEETING<br/>CALL TO ORDER</b>   |                    | <b>Susanne Ball,<br/>President</b>               |
| <b>6:01 p.m.</b> | <b>II. APPROVAL OF MINUTES</b>                | <b>SECTION I</b>   | <b>Sue Rotunno,<br/>Secretary</b>                |
|                  | August 11, 2021 – Regular & Executive Session |                    |  |
| <b>6:05 p.m.</b> | <b>III. FINANCIAL REPORT</b>                  | <b>SECTION II</b>  | <b>Victor Zeng,<br/>Treasurer</b>                |
|                  | August 2021                                   |                    |  |
| <b>6:20 p.m.</b> | <b>IV. MANAGEMENT REPORT</b>                  | <b>SECTION III</b> | <b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
|                  | <b>FISCAL ITEMS</b>                           |                    |  |
|                  | A. Accounts Receivable                        |                    |  |
|                  | B. 2022 Reserve Study                         |                    |  |
|                  | C. 2022 Annual Budget                         | <b>P. 2-5</b>      |  |
|                  | D. 2021 Annual Audit                          | <b>P. 6-11</b>     |  |
|                  | <b>MAINTAINENCE</b>                           |                    |  |
|                  | A. Landscape                                  | <b>P. 12-23</b>    |  |
|                  | B. Roof & Gutter Maintenance Program          | <b>P. 24-26</b>    |  |
|                  | C. Termite Tenting                            | <b>P. 27-33</b>    |  |
|                  | D. Clubhouse Updates                          |                    |  |
|                  | E. Pool Furniture                             |                    |  |
|                  | F. Utility Cabinet Doors                      |                    |  |
|                  | <b>ADMINISTRATIVE ITEMS</b>                   |                    |  |
|                  | A. ARC Application                            |                    |  |
|                  | B. Annual Meeting                             | <b>P. 34-36</b>    |  |
|                  | C. Correspondence                             | <b>P. 37-54</b>    |  |
|                  | D. Newsletter                                 | <b>P. 55-56</b>    |  |
| <b>6:50 p.m.</b> | <b>V. EXECUTIVE SESSION<br/>CALL TO ORDER</b> | <b>SECTION IV</b>  | <b>Susanne Ball<br/>President</b>                |
|                  | A. Hearings                                   | <b>P. 2-11</b>     |  |
|                  | B. Contested Hearings                         | <b>P. 12-15</b>    |  |
| <b>6:59 p.m.</b> | <b>VI. NEW BUSINESS</b>                       |                    |  |
| <b>7:00 p.m.</b> | <b>VII. ADJOURNMENT</b>                       |                    |  |

**NEXT MEETING:  
Wednesday, October 13, 2021**