

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, APRIL 14, 2021
6:00 PM
ZOOM VIDEO CONFERENCE**

DIRECTORS PRESENT:

Susanne Ball, President
Kurt Swanson, Vice President
Victor Zeng, Treasurer
Sue Rotunno, Secretary
Pamela Findling, Director

ALSO PRESENT:

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

CALL TO ORDER

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

HOMEOWNER INPUT

There were six Homeowners present for the Meeting. Two were in attendance to discuss tree trimming and if the pool would be reopened and four were in attendance for hearings.

APPROVAL OF MINUTES

The March 10, 2021 Regular Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the March 10, 2021 Regular Meeting Minutes as submitted. Sue Rotunno seconded the motion and the motion passed unanimously. Susanne Ball made a motion to approve the March 10, 2021 Executive Meeting Minutes as submitted. Victor Zeng seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The March 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the March 2021 financial statements and bank reconciliations subject to the annual audit. Kurt Swanson seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are two delinquent accounts at this time. Accounts *10046 and *10066 need to be sent to the Attorney for a pay or lien letter and lien. Kurt Swanson made a motion to refer accounts *10046 and *10066 to the Attorney for a pay or lien letter and lien. Susanne Ball seconded the motion and the motion passed unanimously.

B. ANNUAL AUDIT

Management provided the Board with the annual audit completed by Greg Villard. After some discussion, Kurt Swanson made a motion to accept the completed annual audit from Greg Villard. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPE PROPOSAL

Management provided the Board with a proposal from BrightView for a remote control timer for \$161.63. Management explained this will help assist BrightView with checking the irrigation without having to manual turn on/off the controllers.

B. TREE TRIMMING PROPOSAL

Management provided the Board with a proposal from Western Tree Services to complete the annual tree trimming for \$14,225.00. After some discussion, Kurt Swanson made a motion to approve the proposal from Western Tree for \$14,225.00. Susanne Ball seconded the motion and the motion passed unanimously.

C. UTILITY CABINET DOORS

Management advised the Board that we are still working on different materials and ways to permanently repair the cabinets to support new doors and/or different material. Management advised the Board that there is one utility cabinet that was falling apart and the maintenance team discovered that the entire frame was rotted and will need to be replaced. We will be repairing this one cabinet at this time.

D. CLUBHOUSE UPDATES

Management advised the Board that we met with the Clubhouse Committee to review flooring and paint samples. Management advised that we need some clarity on the paint and we are only renovating the inside. Victor Zeng suggested to the Board that we utilize an online voting system for Homeowners to provide their opinions. The Board thinks that an online voting system is a great idea for certain projects that need Homeowner input, however the consensus by the Board is that the Clubhouse project is not a project to utilize the voting system.

E. POOL STATUS

Management and the Board discussed the status of reopening the pools in Executive Session.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management provided the Board with an ARC application from 4456 Via Amable to install new windows. Kurt Swanson made a motion to approve the ARC application for 4456 Via Amable. Sue Rotunno seconded the motion and the motion passed unanimously.

B. FHA APPROVAL

Management provided the Board with the approval for FHA Certification.

C. CORRESPONDENCE

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

D. NEWSLETTER

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

NEW BUSINESS

The Board discussed having a special meeting to review floor samples for the Clubhouse.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:43 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

5/12/2021

Sue Rotunno, Secretary

Date