

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR BOARD MEETING  
WEDNESDAY, AUGUST 11, 2021  
6:00 PM  
At The Clubhouse Pool Area**

**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.

**CALL TO ORDER**

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

**HOMEOWNER INPUT**

There was no homeowner input at this meeting.

**APPROVAL OF MINUTES**

The July 14, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the July 14, 2021 Regular & Executive Meeting Minutes as submitted. Kurt Swanson seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

The July 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the July 2021 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**

No action is to be taken at this time.

**B. RESERVE STUDY**

Barerra and Co. is currently working on the reserve study and it will be available for review when it is completed.

**C. ANNUAL BUDGET**

Management is working on a proposed budget and will have it for review at the October meeting.

**MAINTENANCE**

**A. LANDSCAPE**

The landscape walk through was on Wednesday, August 11, 2021. A proposal is pending.

**B. CLUBHOUSE UPDATES**

Currently, \$26,216.96 has been paid for the clubhouse remodel. There was a brief discussion about having an end of Summer party.

**C. POOL FURNITURE**

Management is obtaining bids to replace the pool furniture at pools 2 and 3 to match the clubhouse pool.

**D. UTILITY CABINET DOORS**

Management is working to obtain quotes for different materials and ways to permanently repair the utility cabinets to support the new doors.

**ADMINISTRATIVE ITEMS**

**A. ARC APPLICATION**

Management has attempted to contact the Homeowners of 8935 Via Andar to obtain the notarized indemnity agreement and will continue to try to contact them.

**B. CORRESPONDENCE**

Management provided the Board with the correspondence sent since the last meeting.

**C. NEWSLETTER**

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

**EXECUTIVE SESSION**

**HEARINGS**

Management provided a violation log and hearing notices sent out since the last meeting.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 7:45 PM.

Respectfully Submitted,  
A. McKibbin & Co., Inc.

***APPROVED:***

*Approved Via Zoom Video Conference*

*9/8/2021*

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Sue Rotunno, Secretary

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Date