

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, DECEMBER 8, 2021  
6:00 PM  
Zoom Video Conference**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

Cathy Colclasure, Director

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co., Inc.  
Gretchen Greene, A. McKibbin & Co., Inc.  
1 Homeowners

**CALL TO ORDER**

After a quorum was established, the Annual Meeting was called to order Cathy Colclasure and Pamela Findling were elected to the Board of Directors.

**APPOINTMENT OF OFFICERS**

Susan Ball – President, Kurt Swanson – Vice President, Pamela Findling – Treasurer, Sue Rotunno – Secretary, Cathy Colclasure – Director.

**CALL TO ORDER**

After a quorum was established, Susanne Ball, President, called the Regular Board Meeting to order at 6:06 PM.

**HOMEOWNER INPUT**

There was no homeowner input at the meeting.

**APPROVAL OF MINUTES**

The November 10, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Sue Rotunno made a motion to approve the November 10, 2021 Regular & Executive Meeting Minutes as submitted. Kurt Swanson seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

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

Management notified the Board that there are no new delinquent accounts and no action is needed to be taken at this time.

### **B. 2022 BUDGET**

Management updated the Board that the 2022 Budget and Annual Disclosures were mailed to the membership on 11/24/21.

## **MAINTENANCE**

### **A. LANDSCAPE**

Management informed the Board that they are waiting to hear back from Brightview for the dates for the start of installation of the plantings throughout the complex.

Management presented the following two proposals:

Front Monument Area \$3,925.24

Plantings throughout the complex \$2,476.27

### **B. TERMITE TENTING**

Management presented the Board with the scheduled dates of Termite Tenting. This will take place from January 21, 2021, to January 24, 2021. Management will keep the Board updated.

### **C. UTILITY CABINET DOORS**

Management informed the Board that this topic is tabled and will be further discussed in the future.

### **D. STREET LIGHTS**

Management has contacted the city to have the street lights at the end of Via Las Rambles repaired. Management informed the Board that this could take at least a year to complete due to labor shortages.

### **E. POOL DECK**

Management informed the Board that all 3 pool decks have been completed. Painting of the stucco walls in the pool area next to the clubhouse will be done within the next week.

### **F. FASCIA BOARD REPAIR**

Management updated the Board that the necessary wood repairs in the community have been completed. Kurt Swanson made a motion approving the cost of work completed in the amount of \$4,260.00, Susanne Ball seconded the motion and the motion passed unanimously.

### **G. MAIN POOL RESTROOM REMODEL**

Management informed the Board that there has been great progress with the remodeling of the bathrooms. Pamela Findling made a motion to set a budget of \$7,000 for each

bathroom that needs to be remodeled. Sue Rotunno seconded the motion and the motion passed unanimously.

#### **H. CLUBHOUSE ENTRY LOCK**

Management informed the Board that they will be looking at upgrading the lock to the entrance of the Clubhouse. This will be further discussed.

#### **I. INCREASED JANITORIAL**

Management has informed the Board that the showers have been cleaned twice, however, the showers still seem to be dirty. The Board advised Management of homeowners using the showers for more than washing off the chlorine after a swim. Consequently, the area needs to be cleaned more thoroughly. Management recommended we get a second bid for a different cleaning company to clean the clubhouse. Pam Findling made a motion to approve the route of finding another cleaning company. Susanne Ball seconded the motion and the motion passed unanimously.

### **ADMINISTRATIVE ITEMS**

#### **A. NEWSLETTER**

Two suggestions were made for items to include in the newsletter 1) Trim the vines in the patio areas, 2) Prizes will be provided for the best holiday decorations.

#### **B. INTERNET**

Management is working to obtain proposals to provide solutions for internet service at the Clubhouse.

### **NEW BUSINESS**

1. The basketball hoop in tennis court #1 was brought up for discussion. Management recommended that we keep the hoop as it is an asset to the community. After a brief discussion it was concluded that management would leave the basketball hoop at the current court, but move its location within the court.

### **HEARINGS**

One hearing was scheduled and discussed in the Executive Session.

### **ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 7:05 PM.

Respectfully Submitted,

Gretchen Greene, Recording Secretary

#### ***APPROVED:***

*Approved via Video Zoom Conference*

*January 12, 2022*

\_\_\_\_\_  
Sue Rotunno, Secretary

\_\_\_\_\_  
Date