

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, FEBRUARY 10, 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.

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 were no Homeowners present for the Meeting.

APPROVAL OF MINUTES

The December 9, 2020 Regular and Executive Meeting Minutes were reviewed and discussed. Sue Rotunno made a motion to approve the December 9, 2020 Regular and Executive Meeting Minutes as submitted. Susanne Ball seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The December 2020 and January 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the December 2020 and January 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 no delinquent accounts at this time.

B. INVESTMENT RECOMMENDATION

Management provided the Board with the investment recommendation from Morgan Stanley. After some discussion, Management advised the Board that we do not recommend investing in a CD for longer than a year. Kurt Swanson made a motion to not reinvest the CD maturing in March and to keep the money in the money market. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPE PROPOSAL

Management provided the Board with two proposals from BrightView for plant enhancements. Sue Rotunno had questions regarding the addresses that BrightView put on the bids, as they don't match some of the photos they provided. After some discussion, the Board unanimously tabled the proposals and Management will get the correct addresses and provide them to the Board so they can inspect the areas.

The Board also discussed the coral trees in the median planter of the entrance. The Board requested Management to obtain a bid to remove the remaining trees and a bid to either replace the coral trees or install new landscaping.

B. LOQUAT TREES

Management advised the Board that the two Loquat trees on Via Amable have been removed and no replacement trees will be installed.

C. POOL STATUS

Management and the Board discussed the status of reopening the pools. Management has not received any further calls regarding the pool closure. After some discussion, the Board unanimously approved to keep the pools closed for another two months.

C. SKYLIGHT PROPOSAL

Management advised the Board we are pending a proposal from Skylight Pros for skylight replacements. There are two skylights that are currently cracked on Via Amable that need to be replaced. Susanne Ball made a motion to approve the replacement of the two skylights. Pam Findling seconded the motion and the motion passed unanimously.

D. GOOGLE FIBER

Management advised the Board that we are still pending results from Google regarding the site survey and we will continue to follow up with them.

ADMINISTRATIVE ITEMS

A. CORRESPONDENCE

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

B. NEWSLETTER

Management provided the Board with the January newsletter that was sent out to the Membership. The Board would like to include the following topics in the next newsletter: coyote sightings, trash cans stored in the front patio, and pet reminders.

NEW BUSINESS

Sue Rotunno inquired about the graffiti on the exterior of the wall of the community. Management advised that we had maintenance paint the wall as soon as possible to prevent additional graffiti. There was also a complaint/police report filed with the SDPD.

The Board also discussed the utility cabinet doors and what replacement options are available. Management advised there are additional complications with the doors regarding the frame and hinges as composite material is heavier and more research is needed to find a permanent fix.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 6:51 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED: @ March 10, 2021 Meeting

Sue Rotunno, Secretary

Date