

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

DIRECTORS PRESENT:

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

ALSO PRESENT:

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

NOT PRESENT:

Pamela Findling, Director

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 a discussion about noise disturbances from 4490 Via Brillante.
There was a discussion on the having a security patrol for the property.

APPROVAL OF MINUTES

The June 9, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the June 9, 2021 Regular & Executive Meeting Minutes as submitted. Victor Zeng seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

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

C. ANNUAL BUDGET

Management is working on the proposed budget and it will be ready for review at the next meeting.

MAINTENANCE

A. LANDSCAPE

The landscape walk through will be rescheduled. The bamboo on Via Amable is spreading and will need to be dug up. The proposal from Bright View for plant infills will be discussed at a later time.

B. TREE TRIMMING

Western Tree has completed the tree trimming throughout the community.

C. CLUBHOUSE UPDATES

Currently, \$25,093.81 has been paid for the clubhouse remodel. Touch ups on the granite work are needed. It is expected that it will be finished in three weeks. There will be a grand reopening.

D. POOL FURNITURE

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

E. CONCRETE REPAIRS

Concrete was poured today and will reopen in 24 hours.

F. UTILITY CABINET DOORS

Management is working on different materials and ways to repair the cabinets to support the new doors.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management has not been able to reach the Homeowners of 8935 Via Andar to obtain the notarized indemnity agreement.

B. CORRESPONDENCE

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

C. NEWSLETTER

In the next newsletter, emphasize parking, trash issues and the clubhouse news. Also, stress the importance of security (locking doors, windows and cars).

EXECUTIVE SESSION
HEARINGS

The Board adjourned to executive session to discuss three hearings.

NEXT MEETING

The next meeting will either be Zoom or at the pool.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 6:30 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

8/11/2021

Sue Rotunno, Secretary

Date