

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, MARCH 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.
3 Homeowners

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 three Homeowners present for the Meeting. Two were in attendance for hearings and one was in attendance to discuss her ARC application.

APPROVAL OF MINUTES

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

FINANCIAL REPORT

The February 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the February 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.

MAINTENANCE

A. LANDSCAPE PROPOSAL

Management provided the Board with three proposals from BrightView for additional irrigation on the exterior slope and plant enhancements. Management recommended to the Board that the Board hold off on the proposal for irrigation on the Town Center exterior slope, as the irrigation just needs to be manually checked. The second proposal doesn't need everything approved, the Board discussed which plants are needed; Kurt Swanson made a motion to approve the plants discussed to the exterior slope on Nobel and Town Center. The Board reviewed the third proposal for plant enhancements on Via Realzar and would like to inspect the areas as some of the plant enhancements are not needed. Management have the area of 4463 Via Realzar inspected and obtain a revised proposal.

B. ENTRY MEDIAN

Management advised the Board that we spoke with BrightView and Wester Tree regarding the entry median trees and landscaping. Management advised the Board that it will cost between \$1,500.00-\$2,000.00 for the removal only and damages will occur. To replant will cost between \$15,00.00-\$25,000.00. Management and the Board also discussed that the current landscaping at the median does not look bad and it might be better to spend funds elsewhere in the community.

C. UTILITY CABINET DOORS

Management advised the Board that we are researching different materials and ways to permanently repair the cabinets to support new doors and/or different material.

D. POOL STATUS

Management and the Board discussed the status of reopening the pools. Management has received several calls in regards to when the pool will be open. The Board unanimously approved to keep the pools closed and use the time to enhance the aesthetic of the clubhouse. Kurt Swanson made a motion to authorize Management to work on figures for the Clubhouse and to keep the total amount under \$15,000.00, this will include upgrades to the bathrooms and clubhouse. Pamela Findling seconded the motion and the motion passed unanimously.

E. GOOGLE FIBER

Management provided the Board with correspondence from Google and we are unable to get access to google fiber due to the line of sight from the nearest location. They will keep us on their radar and let us know if any new access locations are installed.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management provided the Board with an ARC application from 4478 Via Pasear to remove a Palm tree from inside their yard and relocate it to the common area in front of their home. The Board discussed the application further in Executive Session.

B. CORRESPONDENCE

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

C. 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 6:46 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED: @ April 14, 2021 Meeting

Sue Rotunno, Secretary

Date