

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, MAY 12, 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.
10 Homeowners

CALL TO ORDER

After a quorum was established, Susanne Ball, President, called the Regular Board Meeting to order at 6:02 P.M.

HOMEOWNER INPUT

There were ten Homeowners present for the Meeting. Three were in attendance to discuss speeding, speed bumps, clubhouse renovations and pool opening. The remaining seven homeowners were in attendance for hearings.

APPROVAL OF MINUTES

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

FINANCIAL REPORT

The April 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the April 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 advised the Board that is one delinquent account at this time. Account *10044 needs to be sent to the Attorney for a pay or lien letter and lien. Kurt Swanson made a motion to refer account *10044 to the Attorney for a pay or lien letter and lien. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPE PROPOSAL

Management provided the Board with a proposal from BrightView for plant enhancements from the April walkthrough for \$1,721.59. After some discussion, Kurt Swanson made a motion to approve the proposal from BrightView for \$1,721.59. Victor Zeng seconded the motion and the motion passed unanimously.

B. TREE TRIMMING

Management advised the Board that we are pending a start date from Western Tree and we will advise the Board once we have the schedule. Management also advised the Board that we will be removing two trees that are causing lifting. Management will bring a proposal for landscaping the area once the trees and stumps have been removed.

C. UTILITY CABINET DOORS

Management advised the Board that we are still working on different materials and ways to permanently repair the cabinets to support new doors and/or different material. Management also advised that we requested BrightView to clean out the cabinets from any debris that has built up inside.

D. CLUBHOUSE UPDATES

Management provided the Board with correspondence from a homeowner regarding the clubhouse interior renovations. Management advised the Board that the painting has been completed, the counter tops and flooring has yet to be installed, however; the flooring will wait to be installed until after the light fixtures are installed. The new refrigerator will be delivered around June 9th.

E. SPEED BUMPS

Management provided the Board with correspondence from a Homeowner requesting the Board look into installing rubber speed bumps at the entrance to assist with speeding in the Community. Management explained to the Board and Homeowners that the streets in Vista La Jolla are public streets so we are not able to install speed bumps without the approval from the City of San Diego.

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 most recent newsletter that was sent out to the Membership. Management will include the following topics in the next newsletter; pool opening, speeding, and stopping at the entrance.

NEW BUSINESS

There was no new business at this time.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 8:06 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

6/9/2021

Sue Rotunno, Secretary

Date