

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, NOVEMBER 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., Inc.  
Betsy McKibbin, A. McKibbin & Co., Inc.  
3 Homeowners

**CALL TO ORDER**

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

**HOMEOWNER INPUT**

There was no homeowner input at the meeting.

**APPROVAL OF MINUTES**

The October 13, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the October 13, 2021 Regular & Executive Meeting Minutes as submitted. Victor Zeng seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

The October, 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the October, 2021 financial statements and bank reconciliations subject to the annual audit. Sue Rotunno seconded the motion and the motion passed unanimously.

**FISCAL ITEMS**

**A. ACCOUNTS RECEIVABLE**

Kurt Swanson made a motion to send two accounts (#10010, #10105) to the attorney for pay or lien letters. Susanne Ball seconded the motion and the motion passed unanimously.

**B. 2022 RESERVE STUDY**

Barerra and Co. is working to complete the 2022 Reserve Study. A draft will be provided to the Board upon receipt.

### **C. BUDGET**

The 2022 Budget was approved at the September Board meeting with no increase in the dues. The budget mailing will be prepared upon receipt of the final reserve study.

## **MAINTENANCE**

### **A. LANDSCAPE**

Management presented the following two proposals:

Front Monument Area \$3,925.24

Plantings throughout the complex \$2,476.27

Kurt Swanson made a motion to approve the two proposals and Sue Rotunno seconded the motion. The motion passed unanimously. The Front Monument work will be charged against the reserves.

### **B. TERMITE TENTING**

The Termite tenting, that was put on hold, for 4487, 4483, 4479, 4475 and 4471 Via Precipicio will be scheduled shortly.

Kurt Swanson made a motion to approve the new bid of \$7,800.00 and Susanne Ball seconded the motion. The motion passed and Victor Zeng abstained.

### **C. UTILILTY CABINET DOORS**

Management is still working on obtaining proposals for different materials and ways to permanently repair the utility cabinets to support new doors and or different materials within the community. Two companies are currently working on this project.

### **D. STREET LIGHTS**

Management has contacted the city to have the street light at the end of Via Las Rambles repaired.

### **E. POOL DECK**

Life Deck is scheduled to complete the pool deck resealing at the three pools on 11/29 and 12/3. Only the Clubhouse Pool will be heated during the winter.

### **F. MAIN POOL RESTROOM REMODEL**

Management will be working with the restroom committee to create a budget for the remodeling of the restrooms at the main pool house. This will begin in December.

### **G. CLUBHOUSE ENTRY LOCK**

Management will be looking at upgrading the lock to the entrance of the Clubhouse.

## **ADMINISTRATIVE ITEMS**

### **A. CLUBHOUSE USE**

The use of the Clubhouse has been requested for business purposes. Pamela Findling made a motion that the Clubhouse shall not be used for commerce activities and Kurt Swanson seconded the motion. The motion passed unanimously.

**B. CORRESPONDENCE**

Management provided the latest correspondence sent since the last meeting.

**C. 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.

**D. INTERNET**

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

**NEW BUSINESS**

1. It was suggested the discussions regarding hearings be shortened. Homeowners called to hearings will have three minutes to state their cases.
2. People are using the showers for more than washing off the chlorine after a swim and consequently the area needs to be cleaning more thoroughly. Management will arrange for this
3. The pool area needs trash and recycle receptacles.

**HEARINGS**

One hearing was scheduled.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 7:09 PM.

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

***APPROVED:***

*Approved Via Zoom Video Conference*

*12/8/2021*

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

\_\_\_\_\_  
Date