

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING TO FOLLOW
WEDNESDAY, OCTOBER 13, 2021
6:00 PM
At The Clubhouse Pool Area**

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.
4 Homeowners

CALL TO ORDER

After a quorum was established, Susanne Ball, President, called the Regular Board Meeting to order at 6:00 PM.

HOMEOWNER INPUT

There was no homeowner input at the meeting.

APPROVAL OF MINUTES

The September 8, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the September 8, 2021 Regular & Executive Meeting Minutes as submitted. Pamela Findling seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

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

There was one delinquency and Kurt Swanson made a motion to issue a Pay or Lien letter. Pam Findling 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.

MAINTENANCE

A. LANDSCAPE

There were three proposals from the previous meeting. Two were approved and the installation dates are pending. The additional proposal will be discussed at the next walkthrough and will be redone and submitted at the next Board meeting.

Management provided correspondence from the homeowner who has the invasive bamboo. He has agreed to remove it.

B. ROOF & GUTTER MAINTENANCE PROGRAM

Peterson Roofing has received the signed contract and we are pending a start date. Notice will be provided to the community.

C. TERMITE TENTING

Termite tenting was put on hold for 4487, 4483, 4479, 4475 and 4471 Via Precipicio addresses due to COVID. We are moving forward with the tenting and have contacted the vendor. The date will be scheduled.

D. 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.

E. STREET LIGHTS

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

F. FALLEN TREE

Management has been working with the homeowner at 8842 Via Andar regarding the fallen tree. Susanne Ball made a motion to pay his \$500 insurance deductible as well as provide a reasonable rental car cost to repair his car. Pam Findling seconded the motion and the motion passed unanimously.

G. POOL DECK

Management provided a bid from Life Deck for \$12,000 to reseal the deck at all three pools. One will be done at time in December and January. Kurt Swanson made a motion to approve the Life Deck bid and Susanne Ball seconded the motion. The motion passed unanimously. The two smaller pools will be closed from October to May 1.

H. MAIN POOL RESTROOM REMODEL

Management will be working with the restroom committee to create a budget for the remodeling of the restrooms at the mail pool house.

I. CLUBHOUSE ENTRY LOCK

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

ADMINISTRATIVE ITEMS

A. ANNUAL MEETING

The Annual Meeting will be held via Zoom on Wednesday, November 10, 2021 at 6:00 PM. There are currently two candidates running for two positions.

B. CORRESPONDENCE

Management provided the latest correspondence sent since the last meeting.

C. NEWSLETTER

Management provided the October Newsletter that was sent out to the Membership. The party was a success and Management would like to thank the Board for all of their efforts with the party.

In the next Newsletter, suggest that people put their flashing lights on when temporarily parked.

D. HALLOWEEN

Kurt Swanson made a motion to provide candy on Halloween to the kids at the clubhouse with a budget not to exceed \$150. Sue Rotunno seconded the motion and the motion passed unanimously.

E. INTERNET

There was discussion on the possibility of having internet at the Clubhouse along with a Smart TV.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:59 PM.

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

11/10/2021

Sue Rotunno, Secretary

Date