

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING TO FOLLOW
WEDNESDAY, SEPTEMBER 8, 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.
2 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 August 11, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Kurt Swanson made a motion to approve the August 11, 2021 Regular & Executive Meeting Minutes as submitted. Sue Rotunno seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The August, 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Victor Zeng made a motion to approve the August, 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 needed at this time.

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. 2022 ANNUAL BUDGET

Management provided a draft of the 2022 Budget recommending a monthly dues increase of \$27/homeowner for review and consideration. Pam Findling made a motion to approve the 2022 Budget with no increase in the dues. Kurt Swanson seconded the motion and the motion passed unanimously.

D. 2021 ANNUAL AUDIT

Management provided two quotes to complete the 2021 Annual Audit.

Gregory Villard	\$1,400
Owens, Moskowitz and Associates	\$1,500

Kurt Swanson made a motion to accept the bid from Gregory Villard. Susanne Ball seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPE

Proposals

1. SO# 7607198 Enhancement Pool cut thru Via Amble \$1,971.35

Kurt Swanson made a motion to accept this proposal in addition to \$3,500-\$4,000 to remove trees, if the bids come in under this amount. Susanne Ball seconded the motion and the motion passed unanimously.

2. SO# 7596105 Enhance Continued 4427 Via Amable Parking/Mailbox \$2,595.97

Susanne Ball made a motion to accept this bid and Kurt Swanson seconded the motion. The motion passed unanimously.

3. SO#7608062 Left Hand Side as you drive in \$2,595.97

This project was tabled until management can work with the landscapers to come up with a better solution.

Bamboo—4419 Via Amable The homeowner needs to remove this bamboo. The roots are invasive.

Next Walk-Through The walkthrough was on September 8, 2021 at 1:00.

B. ROOF & GUTTER MAINTENANCE PROGRAM

Leonard Peterson provided a quote to do the work for \$12,000. Kurt Swanson made a motion to accept the bid and Susanne Ball seconded the motion. The motion passed unanimously.

C. TERMITE TENTING

Termite tenting needs to be done for 4487, 4483, 4479, 4475 and 4471 Via Precipicio.

The work was put on hold due to COVID. Susanne Ball made a motion to complete the work under the \$6,224 bid previously provided by Hi Tech. Kurt Swanson seconded the motion.

D. CLUBHOUSE UPDATE

The Clubhouse has been completed. Thanks to Pam! Pam made a motion to put Kurt in charge of the Clubhouse scheduling. Susanne seconded the motion. The motion passed unanimously. A \$250 deposit is required to use the Clubhouse for a day.

E. POOL FURNITURE

Management will obtain three bids for the furniture after the Board selects the furniture

F. UTILITY CABINET DOORS

Management is working to obtain proposals for different materials and ways to permanently repair the utility cabinets to support new doors.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management has reached out to the Homeowners of 8935 Via Andar via email/phone to obtain the notarized indemnity agreement, with no response.

B. ANNUAL MEETING

Management provide the Nomination Forms mailed to the Membership on August 26, 2021.

C. CORRESPONDENCE

The latest correspondence since the last meeting was provided.

D. NEWSLETTER

The most recent newsletter that was sent out to Membership was provided.

NEW BUSINESS

There was extensive discussion on a proposed Community party for this fall. Mexican food, and drinks will be provided. Kurt Swanson made a motion to spend up to \$3,000 on the party and Susanne seconded the motion. The motion passed unanimously.

ADJOURNMENT

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

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

Sue Rotunno, Secretary

10/13/2021

Date