

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, JANUARY 12, 2022  
6:00 PM  
Zoom Video Conference**

**DIRECTORS PRESENT:**

Susanne Ball, President  
Kurt Swanson, Vice President  
Pamela Findling, Treasurer  
Sue Rotunno, Secretary  
Cathy Colclasure, Director

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co., Inc.  
Betsy McKibbin, A. McKibbin & Co., Inc.  
1 Homeowner

**CALL TO ORDER**

After a quorum was established, the Regular Meeting was called to order at 5:58 PM by President, Susanne Ball.

**HOMEOWNER INPUT**

There was no homeowner input at the meeting.

**APPROVAL OF MINUTES**

The December 8, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Pam Findling made a motion to approve the December 8, 2021 Regular & Executive Meeting minutes with the correction that Cathy Colclasure did not attend the meetings. Susanne Ball seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

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

**FISCAL ITEMS**

**ACCOUNTS RECEIVABLE**

Management notified the Board that no action is needed to be taken at this time.

**MAINTENANCE**

**A. LANDSCAPE**

Management informed the Board that there were no notes generated from the December walk-thru.

Work on the front monument area is scheduled to begin on Thursday, January 13, 2022. Plantings throughout the complex began on Monday, January 10<sup>th</sup>.

**B. TERMITE TENTING**

Management informed the Board that the homeowners of 4487, 4475, 4479, 4483 and 4471 Via Precipicio have submitted their forms and are on schedule for tenting January 21-24. Management asked if the Board wanted to hire security for the duration of the treatment and the Board declined.

**C. STREET LIGHTS**

Management has contacted the City to have the street light at the end of Via Las Rambles repaired and has been advised that their turnaround time is now 360 days.

**D. MAIN POOL RESTROOM REMODEL**

Proposals are being submitted for Board review.

**E. CLUBHOUSE ENTRY LOCK**

Management met with La Jolla Lock & Safe and provided updates at the meeting.

**F. JANITORIAL CONTRACT**

Management informed the Board that janitorial rates differ in the winter and summer due to increased summer usage of the pool areas. The Board will need to determine the frequency of service desired.

**G. FIREPLACE**

The Clubhouse fireplace has been repaired and is now operational.

**ADMINISTRATIVE ITEMS**

**A. NEWSLETTER**

Two suggestions were made for items to include in the newsletter 1) Trim the vines in the patio areas, 2) Provide the results from the Holiday Lighting Contest.

**B. INTERNET**

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

**C. CORRESPONDENCE**

Management provided correspondence that was sent out since the last meeting.

**NEW BUSINESS**

The trash situation was discussed. Sue Rotunno volunteered to walk the community to look for vines encroaching on stucco, windows and roofs in the patio areas. The brochure holders need to be replaced.

**HEARINGS**

Two hearings were scheduled and discussed in the Executive Session.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 6:50 PM.

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

***APPROVED:***

*Approved Via Zoom Video Conference*

*February 9, 2022*

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Sue Rotunno, Secretary

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Date