

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, MARCH 9, 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

**DIRECTORS NOT PRESENT:**

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co., Inc.  
Betsy McKibbin, A. McKibbin & Co., Inc.  
2 Homeowners attended

**CALL TO ORDER**

After a quorum was established, the Regular Meeting was called to order at 6:01 PM by President, Susanne Ball.

**HOMEOWNER INPUT**

There was no homeowner input at the meeting.

**APPROVAL OF MINUTES**

The February 9, 2022 Regular and Executive Meeting Minutes were reviewed and discussed. Kurt Swanson made a motion to approve the February 9, 2022 Regular and Executive Meeting minutes. Susanne Ball seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

The February, 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the February, 2022 financial statements and bank reconciliations subject to the annual audit. Cathy Conclasure seconded the motion and the motion passed unanimously.

**FISCAL ITEMS**

**ACCOUNTS RECEIVABLE**

Susanne Ball made a motion to send pay or lien letter and lien to 100\*10010. Kurt Swanson seconded the motion. The motion passed unanimously.

**MAINTENANCE**

**A. LANDSCAPE**

Walkthrough Notes: Management provided notes from the February walkthrough.

2022 Tree Service: Western Tree Service PR# 20202 to complete the 2022 Tree Service for \$14,150.00, pending the schedule.

**B. STREET LIGHTS**

Management put in another request to have the streetlight at the end of Via Las Rambles repaired. The City's turn-around time is 360 days.

**C. MAIN POOL RESTROOM REMODEL**

The proposals that management has received are over the \$14,000.00 budget that was approved at the 12/8/21 Board Meeting. A meeting with Contracting Inc. has been set to see if they are able to complete the project within budget.

**D. CLUBHOUSE ENTRY LOCK**

A lock has been received and tested though management believes it is not the right option for this project.

**E. JANITORIAL CONTRACT**

Management met with City Wide Cleaning Services and TWS Janitorial. Proposals are pending.

**F. SB326 PATIO DECK INSPECTIONS**

Cathy Colclasure made a motion to approve the proposal submitted by MC Consultants for \$16,150.00 for the deck inspections and Pam Findling seconded the motion. The motion passed unanimously.

**ADMINISTRATIVE ITEMS**

**A. NEWSLETTER**

Management provided a draft of the April publication for review prior to distribution with billing. Topics suggested for future newsletters are 1) thank you for the pet donations 2) Safety issues (fire extinguishers, clean your chimneys, etc).

**B. REFUSE REMOVAL**

The Community waste is being serviced by the City. The City may be implementing an additional compost waste can, which they will provide. Management will keep the Board apprised as new information becomes available.

**C. INTERNET**

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

**D. CORRESPONDENCE**

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

**E. LANDSCAPING VIOLATION LOG**

Management provided the violation log.

**F. ARC APPROVAL**

Management provided the Arc Approvals sent out since the last meeting.

**G. ARC REQUEST**

8875 Via Andar (Mayer): Window Replacement. The Board will review the situation and make a decision on Monday.

**NEW BUSINESS**

There was discussion on putting up a bulletin board by the pool. The next Board Meeting is scheduled for the Clubhouse.

**ADJOURNMENT**

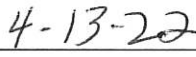
With no additional items to discuss, the Regular Session was adjourned at 6:45 PM.

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

**APPROVED:**

  
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Sue Rotunno, Secretary

  
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Date