

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING TO FOLLOW  
WEDNESDAY, APRIL 13, 2022  
6:00 PM  
COMMUNITY CLUBHOUSE**

**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.

**CALL TO ORDER**

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

**HOMEOWNER INPUT**

There was no homeowner input at the meeting.

**APPROVAL OF MINUTES**

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

**FINANCIAL REPORT**

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

**FISCAL ITEMS**

**ACCOUNTS RECEIVABLE**

Kurt Swanson made a motion to send pay or lien letter and lien to the delinquent homeowner. Cathy Colclasure seconded the motion. The motion passed unanimously.

**MAINTENANCE**

**A. LANDSCAPE**

Walkthrough Notes: Management provided notes from the March 9, 2022 walkthrough.

2022 Tree Service: Western Tree Service is working through the project and the work is estimated to be completed by 4/15/22.

General Plantings: Kurt Swanson made a motion to approve the Brightview Proposal #7754976 for \$4,592.26 and Susanne Ball seconded the motion. The motion passed unanimously.

**B. STREET LIGHTS**

Management has contacted the City to have the streetlight at the end of Via Las Rambles repaired. The City has advised that their turnaround time is currently 360 days.

**C. MAIN POOL RESTROOM REMODEL**

Kurt Swanson made a motion to approve a \$22,000.00 budget for the main pool restroom remodel and Sue Rotunno seconded the motion. The motion passed with Cathy Colclasure voting no.

**D. CLUBHOUSE ENTRY LOCK**

WIFI is necessary for the appropriate Clubhouse lock to work.

**E. JANITORIAL CONTRACT**

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

**F. SB326 PATIO DECK INSPECTIONS**

Management provided a copy of the most recent Newsletter for the Association. Going forward, Susanne Ball will be the point person to inform management of the desired content.

**ADMINISTRATIVE ITEMS**

**A. NEWSLETTER**

Management provided the most recent Newsletter. Going forward, Susanne Ball will inform Management of items to include.

**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. CORRESPONDENCE**

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

**D. LANDSCAPING VIOLATION LOG**

Management provided the violation log.

**E. ARC APPROVAL**

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

**NEW BUSINESS**

Cathy Colclasure would like Management to bid out the website.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 7:49 PM.

Respectfully Submitted,

Betsy McKibbin, Recording Secretary

***APPROVED:***

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Sue Rotunno, Secretary

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Date