

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING TO FOLLOW
THURSDAY, JUNE 23, 2022
6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Cathy Colclasure, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.
Shannon Devine, A. McKibbin & Co., Inc.

CALL TO ORDER

After a quorum was established, the Regular Meeting was called to order at 6:02 PM by Sue Rotunno, Secretary.

HOMEOWNER INPUT

There was no homeowner input at the meeting.

APPROVAL OF MINUTES

The May 11, 2022, Regular and Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the May 11, 2022, Regular and Executive Meeting minutes. Pamela Findling seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

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

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management requested the Board to send a pay or lien letter to *10010. Kurt Swanson made the motion to proceed with the pay or lien letter, Pamela Findling seconded the motion. The motion passed unanimously.

B. INVESTMENT RECCOMENDATION

Management discussed with the Board investing \$500,000.00 in 3, 6, 9, and 12 month CDs, leaving \$50,000.00 liquid. Kurt Swanson made the motion to invest, Sue Rotunno, seconded the motion. The motion passed unanimously.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: Management has rescheduled the walkthrough to be held on June 28, at 10AM.

General Plantings: BrightView is still working on the plantings throughout the Community.

B. STREETLIGHTS

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

The Budget was approved at 12/8/21 Board Meeting for \$22,000.00. Management updated the Board that the remodel has \$6,104.12 left. There are still sinks to be purchased and installed. The Board discussed and agreed to get flat surfaced fiberglass doors for the restrooms.

D. CLUBHOUSE ENTRY LOCK

It was determined that WiFi is a necessity at Clubhouse for the locks to work. The option to have BlueTooth locks is being considered. This is being put on hold for further review.

E. SB326 PATIO DECK INSPECTIONS

Management updated the Board that the contract has been signed and sent to MC Consultants and the Board will be updated as new information becomes available.

F. POOL FURNITURE

The Board discussed moving the lounge chairs from pool 2 to pool 3. They agreed to order 5 new lounge chairs and 6 small tables for pool 2, not to exceed the amount of \$4,500.00. Susanne Ball made the motion for the purchase of the furniture. Sue Rotunno seconded the motion. The motion passed unanimously.

ADMINISTRATIBE ITEMS

A. NEWSLETTER

The Board discussed adding information about National Dog Day, August 26, 2022 to the Newsletter.

B. REFUSE REMOVAL

Management informed the Board that the City may be implementing an additional compost waste can, which they will provide. Management will keep the Board updated 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. WEBSITE TOPICS

Management informed the Board that they are still working to obtain bids for a web designer to administer the website.

F. CODE OF ETHICS

Management provided the Rules of Conduct for Vista La Jolla Townhomes Association for approval. Kurt Swanson made the motion to accept the Rules of Conduct, Pamela Findling, seconded the motion. The motion passed unanimously.

NEW BUSINESS

The Board discussed whether or not to have an End of Year party and budget. Sue Rotunno made the motion to have a party with a budget not to exceed \$750.00. Kurt Swanson seconded the motion. The motion passed unanimously.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:27 PM.

Respectfully Submitted,

Shannon Devine, Recording Secretary

APPROVED:

Sue Rotunno, Secretary

Date