

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING TO FOLLOW
WEDNSDAY, MAY , 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.

CALL TO ORDER

After a quorum was established, the Regular Meeting was called to order at 6:02 PM by President, Susanne Ball.

HOMEOWNER INPUT

There was no homeowner input at the meeting.

APPROVAL OF MINUTES

The April 13, 2022, Regular and Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the April 13, 2022, Regular and Executive Meeting minutes. Pamela Findling seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The April 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the April 2022 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

Management advised the Board that is delinquent and is with the attorney. No action is needed.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: Management provided notes from the April 13, 2022 walkthrough.

2022 Tree Service: Western Tree Service has completed the 2022 Tree Service.

General Plantings: BrightView has not started this work yet. The project is 30 days out.

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 will begin on May 16.

D. CLUBHOUSE ENTRY LOCK

Management informed the Board that the WIFI is necessary for the appropriate Clubhouse lock to work.

E. JANITORIAL CONTRACT

Management provided the Board with the proposals sent from the City Wide Cleaning Services, TWS Janitorial, and San Carlos Cleaning. This item will be discussed further.

F. 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.

G. POOL FURNITURE

Management informed the Board with the estimated cost (\$14,000.00) for pool furniture for both pool #2 and pool #3.

ADMINISTRATIVE ITEMS

A. NEWSLETTER

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

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. RESOLUTION TO APPOINT EXECUTIVE COMMITTEE

Management provided the documents and emails regarding the resolution to discuss the appointment an Executive Committee.

NEW BUSINESS

ADJOURNMENT

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

Respectfully Submitted,

Gretchen Greene, Recording Secretary

APPROVED:

Sue Rotunno, Secretary

Date