

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 10, 2022
6:00 PM
COMMUNITY CLUBHOUSE**

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.
Shannon Devine, A. McKibbin & Co., Inc.
One Homeowner

CALL TO ORDER

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

HOMEOWNER INPUT

There was no homeowner input at the meeting.

APPROVAL OF MINUTES

The July 13, 2022, Regular and Executive Meeting Minutes were reviewed and discussed. Cathy Colclasure made a motion to approve the July 13, 2022, Regular and Executive Meeting minutes. Kurt Swanson seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The July 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the July 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 provided an update. There is one (1) delinquent homeowner who requires no action at this time.

B. INVESTMENT RECCOMENDATION

Management advised that they contacted Morgan Stanley to invest \$600,000.00 into CDs with terms no longer than 6-month CDs, leaving \$50,000.00 liquid.

C. 2023 RESERVE STUDY

Management advised that Barrera is working to complete the 2023 Reserve Study (Level 3 Financial Update) and it will be provided to the Board upon receipt. Management will provide the first budget October 2022.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: Management had a walkthrough on August 10, at 1PM.

General Plantings: BrightView is almost done with the plantings throughout the Community.

B. STREETLIGHTS

Management has contacted the City to have the streetlight at the end of Via Las Rambles repaired and the light on Via Andar. 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. There is still (1) one sink to be installed along with the new doors. The doors are scheduled to arrive August 19, 2022.

D. CLUBHOUSE ENTRY LOCK

It was determined that WiFi is a necessity at Clubhouse for the locks to work. 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 when Management has the schedule.

F. POOL FURNITURE

The Board made pool furniture selections. Kurt Swanson made the motion to order the furniture to include twelve (12) chairs, six (6) side tables and six (6) chaise lounge chairs. Susanne Ball seconded the motion. The motion passed unanimously. The furniture was ordered, July 14, 2022 and should take twenty (20) to twenty-two (22) weeks to arrive.

G. BBQ MAINTENANCE

All (3) three grills were cleaned and new scrubbers were added to each grill. New trash cans have been ordered along with (3) news sets of grill tools to be added to each grill.

ADMINISTRATIVE ITEMS

A. ANNUAL MEETING

The Annual Meeting is scheduled for Wednesday, November 9, 2022. Susanne Ball, Sue Rotunno and Kurt Swanson are up for reelection.

B. NEWSLETTER

The Board was provided the most recent newsletter that was mailed to the Membership.

The Board discussed adding an article on how to get rid of ants in the next newsletter.

C. 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.

D. CORRESPONDENCE

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

E. WEBSITE TOPICS

The Board discussed adding the trash schedule to the website.

NEW BUSINESS

There was no new business discussed.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 6:36 PM.

Respectfully Submitted,
Shannon Devine, Recording Secretary

APPROVED:

Sue Rotunno, Secretary

Date