

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 12, 2022  
COMMUNITY CLUBHOUSE**

**AGENDA**

- |                  |             |   |                    |  |
|------------------|-------------|---|--------------------|--|
| <b>6:00 p.m.</b> | <b>I.</b>   | <b>REGULAR MEETING<br/>CALL TO ORDER</b>  | <b>SECTION I</b>   | <b>Susanne Ball,<br/>President</b>               |
| <b>6:01 p.m.</b> | <b>II.</b>  | <b>HOMEOWNER INPUT</b>  |                    | <b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
| <b>6:15 p.m.</b> | <b>III.</b> | <b>APPROVAL OF MINUTES<br/>September 14, 2022 – Regular &amp; Executive Session</b> | <b>SECTION II</b>  | <b>Sue Rotunno,<br/>Secretary</b>                |
| <b>6:20 p.m.</b> | <b>IV.</b>  | <b>FINANCIAL REPORT<br/>September 2022</b>  | <b>SECTION III</b> | <b>Pamela Findling,<br/>Treasurer</b>            |
| <b>6:30 p.m.</b> | <b>V.</b>   | <b>MANAGEMENT REPORT</b>  | <b>SECTION IV</b>  | <b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
- FISCAL ITEMS**
- A. Accounts Receivable
  - B. 2023 Reserve Study
  - C. 2023 Budget *P. 3-7*
- MAINTAINENCE**
- A. Landscape
  - B. Streetlights
  - C. Main Pool Restroom Remodel
  - D. SB326 Patio Deck Inspections *P. 8*
  - E. Pool Furniture
  - F. Trip Hazards
  - G. Tennis Courts
- ADMINISTRATIVE ITEMS**
- A. Annual Meeting *P. 9-20*
  - B. Patio Extensions *P. 21-28*
  - C. Newsletter *P. 29-30*
  - D. Refuse Removal
  - E. Correspondence *P. 31-37*
  - F. Architectural *P. 38*
- EXECUTIVE ITEMS**
- A. Hearings *P. 39-45*
  - B. Legal *P. 46-58*
- |                  |             |                     |  |  |
|------------------|-------------|---------------------|--|--|
| <b>7:10 p.m.</b> | <b>VI.</b>  | <b>NEW BUSINESS</b> |  |  |
| <b>7:30 p.m.</b> | <b>VII.</b> | <b>ADJOURNMENT</b>  |  |  |

**NEXT MEETING  
NOVEMBER 9, 2022**