

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 9, 2022
COMMUNITY CLUBHOUSE**

AGENDA

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|------------------|--|--------------------|--|
| 6:00 p.m. | I. ANNUAL MEETING
CALL TO ORDER | SECTION I | |
| 6:30 p.m. | II. ADJOURNMENT | | |
| 6:31 p.m. | III. REGULAR MEETING
CALL TO ORDER | | Susanne Ball,
President |
| 6:32 p.m. | IV. HOMEOWNER INPUT | | Sean DeFreitas,
A. McKibbin & Co. |
| 6:45 p.m. | V. APPROVAL OF MINUTES
October 12, 2022 – Regular & Executive Session | SECTION II | Sue Rotunno,
Secretary |
| 6:50 p.m. | VI. FINANCIAL REPORT
October 2022 | SECTION III | Pamela Findling,
Treasurer |
| 7:00 p.m. | VII. MANAGEMENT REPORT | SECTION IV | Sean DeFreitas,
A. McKibbin & Co. |
| | FISCAL ITEMS | | |
| | A. Accounts Receivable | | |
| | B. 2023 Reserve Study | | |
| | C. 2023 Budget | | |
| | MAINTAINENCE | | |
| | A. Landscape | <i>P. 3-5</i> | |
| | B. Streetlight | | |
| | C. SB326 Patio Deck Inspections | <i>P. 8-13</i> | |
| | D. Pool Furniture | | |
| | E. Trip Hazards | | |
| | F. Tennis Courts | <i>P. 14-17</i> | |
| | ADMINISTRATIVE ITEMS | | |
| | A. Patio Extensions | | |
| | B. Newsletter | <i>P. 18-19</i> | |
| | C. Refuse Removal | | |
| | D. Correspondence | <i>P. 20-25</i> | |
| | E. Election Rules | <i>P. 26-36</i> | |
| | F. Management Increase | <i>P. 37-38</i> | |
| | EXECUTIVE ITEMS | | |
| | A. Hearings | <i>P. 39-41</i> | |
| 7:25 p.m. | VIII. NEW BUSINESS | | |
| 7:30 p.m. | IX. ADJOURNMENT | | |

**NEXT MEETING
DECEMBER 14, 2022**