

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 14, 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.
Betsy McKibbin, A. McKibbin & Co., Inc.

CALL TO ORDER

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

HOMEOWNER INPUT

There was no homeowner input at the meeting.

APPROVAL OF MINUTES

The August 8, 2022, Regular Meeting Minutes were reviewed and discussed. Pam Findling made a motion to approve the August 8, 2022, Regular Meeting minutes. Sue Rotunno seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The August, 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the August, 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.

B. 2023 RESERVE STUDY

Barrera is working to complete the 2023 Reserve Study (Level 3 Financial Update). Management will provide the study upon completion.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: The next walk-through is scheduled for Wednesday, September 14, 2022 at 1:00 PM. Brightview is working to complete the most recent approvals from the August meeting.

Root Damage (8863 Via Andar): Management provided the work order for tree and stump removal. The work was necessary due to roots damaging the back patio. The Board discussed additional repairs needed as a result of the damage.

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 doors have been installed and the restrooms will be completed by September 15, prior to the scheduled cocktail party on September 23.

D. SB326 PATIO DECK INSPECTIONS

Management provided the notice that was sent to the membership.

E. POOL FURNITURE

Management has placed the order for the pool furniture on July 14, 2022. The pool furniture will arrive in about 20-22 weeks (December 15, 2022).

F. BBQ MAINTENANCE

All three BBQ grills have been cleaned and new grill brushes have been installed.

G. TRIP HAZARDS

Kurt Swanson made a motion to approve the proposal from Precision Concrete Cutting in the amount of \$20,353.75 to repair the walkways and Cathy Colclasure seconded the motion. The motion passed unanimously.

ADMINISTRATIVE ITEMS

A. ANNUAL MEETING

Management provided the Notice Before Ballot Distribution that was mailed to the Membership on September 9, 2022. Nominations were due by 8:00 AM on August 22, 2022. A late submission came from Heidi Meyer. Her name is not displayed on the Notice Before Ballot Distribution because the submission came in after the deadline. The Annual Meeting is scheduled for Wednesday, November, 9, 2022.

Kurt Swanson made a motion to have management contact the attorney to create new rules of election. If the same number of people are running for the same number of open positions, the slate can be approved by acclamation. Pam Findling seconded the motion. The motion passed unanimously.

B. NEWSLETTER

Management provided the most recent newsletter that was mailed to the Membership.

C. REFUSE REMOVAL

The community waste is currently serviced by the City. The City may be implementing an additional composted waste can. The composted waste can will be provided by the City. Management will update the Board as new information becomes available.

D. CORRESPONDENCE

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

NEW BUSINESS

There was no new business discussed.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:00 PM.

Respectfully Submitted,
Betsy McKibbin, Recording Secretary

APPROVED:

Sue Rotunno, Secretary

Date