

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, OCTOBER 12, 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.  
10 Homeowners

**CALL TO ORDER**

After a quorum was established, the Regular Meeting was called to order at 6:00 PM by Susanne Ball, President.

**HOMEOWNER INPUT**

There were 10 homeowners present. There was discussion about the proposed dues increase and about the Clubhouse renovation. Homeowners were seeking assurance that cost savings measures are being employed by the Board with respect to the Association's finances.

**APPROVAL OF MINUTES**

The September 14, 2022, Regular Meeting Minutes were reviewed and discussed. Sue Rotunno made a motion to approve the September 14, 2022, Regular Meeting minutes. Kurt Swanson seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

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

No action is needed at this time.

**B. 2023 RESERVE STUDY**

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

### **C. 2023 BUDGET**

Kurt Swanson made a motion to approve the 2023 Budget as presented by Management and Susanne Ball seconded the motion. The motion passed unanimously. The monthly assessment will be increased to \$474.00 beginning on January 1, 2023.

## **MAINTENANCE**

### **A. LANDSCAPE**

Walkthrough Notes: Brightview has completed the most recent approvals from the July and August meetings.

Root Damage (8863 Via Andar): The tree and stump have been removed. Management will schedule a meeting with the homeowner to discuss how they would like to proceed.

### **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 restrooms have been completed and are pending final inspection from the paint touch ups and the installation of the mirror.

### **D. SB326 PATIO DECK INSPECTIONS**

Management provided the balcony map. The inspections have been completed. We were able to gain access to 11 of the homes. We need access into at least two of the homes that were missed in order to meet the 95% compliance rate. Management is actively reaching out to those homes to schedule inspections for Monday, October 17, 2022 or Tuesday, October 18, 2022,

### **E. POOL FURNITURE**

Management has placed the order for the pool furniture on July 14, 2022. The pool furniture is scheduled to arrive around December 15, 2022.

### **F. TRIP HAZARDS**

Precision Concrete Cutting has received approval to begin the trip hazard project, which will cost \$20,353.75. The project will commence once the City completes the water meter sidewalk repairs.

### **G. TENNIS COURTS**

Management is working with Ferandell Tennis Courts to obtain a proposal to replace or repair the damaged tennis court post and screening.

## **ADMINISTRATIVE ITEMS**

### **A. ANNUAL MEETING**

Management provided the Annual Meeting Ballot mailed to the Membership on October 10, 2022. The annual Meeting is scheduled for Wednesday, November 9, 2022.

**B. PATIO EXTENSIONS**

Management provided a list of 14 homes that have previously extended their patios. All of the noted homes were requested to sign a Grant of Exclusion Use Rights in Common Area and Indemnity Agreement in 2009.

The ballot information that was mailed out to the Membership on December 16, 2009, giving the Board of Directors the authority to approve patio extensions into the Common Area was also provided. The appropriate number of ballots necessary for approval were not received and so the Board voted to stop pursuing this. Susanne Ball made a motion for Management to walk the property and map the prospective homes and Cathy Colclasure seconded the motion. The motion passed: Kurt Swanson and Sue Rotunno abstained.

**C. NEWSLETTER**

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

**D. 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.

**E. CORRESPONDENCE**

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

**F. ARCHITECTURAL**

8887 Via Andar: Skylight and Extension of Patio. Cathy Colclasure made a motion to disapprove the patio extension at this time (see previous discussion) and Susanne Ball seconded the motion. The homeowner may contact Kevin from Skylight Pros. If the skylight is broken, it is the Association’s responsibility to repair or replace it. If it needs to be replaced and the homeowner choses another style, they will be responsible for the additional cost.

**NEW BUSINESS**

There was no new business discussed.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 8:00 PM.

Respectfully Submitted,  
Betsy McKibbin, Recording Secretary

***APPROVED:***

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Sue Rotunno, Secretary

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Date