

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, NOVEMBER 9, 2022
6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT:

Susanne Ball
Kurt Swanson
Pamela Findling
Cathy Colclasure

DIRECTORS ABSENT:

Heidi Meyer

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.
Betsy McKibbin, A. McKibbin & Co., Inc.
3 Homeowner

CALL TO ORDER

After a quorum was established, the Regular Meeting was called to order at 6:20 PM.

HOMEOWNER INPUT

There were 3 homeowners present. One homeowner had a question about a leak in his unit.

APPROVAL OF MINUTES

The October 12, 2022, Regular Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the October 12, 2022, Regular Meeting minutes. Pam Findling seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The October, 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the October, 2022 financial statements and bank reconciliations subject to the annual audit. Pam Findling 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).

C. 2023 BUDGET

The 2023 Budget was approved at the October meeting. The monthly dues will be \$474.00 per month

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: The walk-through was on Wednesday, November 9, 2022 at 1:00 PM. Kurt Swanson made a motion to approve the \$4,113.80 of extra work from Brightview and Cathy Colclasure seconded the motion. The motion passed unanimously.

Root Damage (8863 Via Andar): Management met with the homeowner and the patio will be replaced the second week of November.

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. SB326 PATIO DECK INSPECTIONS

The inspections have been completed. Nothing has been “Red Tagged” which would require immediate attention though some work will need to be done.

D. 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.

E. TRIP HAZARDS

All of the work has been completed.

F. 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. 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.

Management provided 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.

The appropriate number of ballots was never received, and the Board voted to end the endeavor and concluded that future balcony extensions would not be allowed as recorded in the minutes.

Management is still working on the map and has discussed this with the Association's Legal Counsel.

Cathy Colclasure made a motion to have the attorney provide their option on the situation in writing. Pam Findling seconded the motion and the motion passed unanimously.

B. NEWSLETTER

Management provided the most recent newsletter that was mailed to the Membership. Going forward, the Newsletter will only be provided if there is specific content to disseminate.

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.

E. ELECTION RULES

Kurt Swanson made a motion to send the updated Election Rules to the membership and Pam Findling seconded the motion. The motion passed unanimously.

F. MANAGEMENT INCREASE

Cathy Colclasure made a motion to accept the Management Contract renewal and Kurt Swanson seconded the motion. The motion passed unanimously.

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:

Secretary

Date