

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 14, 2022  
6:00 PM  
COMMUNITY CLUBHOUSE**

**DIRECTORS PRESENT:**

Susanne Ball, President  
Kurt Swanson, Vice President  
Pamela Findling, Treasurer  
Heidi Meyer, Secretary

**DIRECTORS ABSENT:**

Cathy Colclasure, Director

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co., Inc.  
Amy Taylor, A. McKibbin & Co., Inc.

**CALL TO ORDER**

The Regular Meeting was called to order at 6:00 PM.

**ORGANIZATIONAL APPOINTMENT OF OFFICERS**

After a brief discussion, Pamela Findling made a motion to approve the Appointment of Officers, Kurt Swanson seconded the motion and the motion passed unanimously. The Appointment of Officers is as follows:

President: Susanne Ball  
Vice President: Kurt Swanson  
Treasurer: Pamela Findling  
Secretary: Heidi Meyer  
Director: Cathy Colclasure

**HOMEOWNER INPUT**

There were no Homeowners present.

**APPROVAL OF MINUTES**

The November 9, 2022, Regular & Executive Meeting Minutes were reviewed and discussed. Heidi Meyer made a motion to approve the November 9, 2022, Regular & Executive Meeting Minutes. Pamela Findling seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

The November 2022 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Pamela Findling made a motion to approve the November 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 updated the Board that there were no delinquencies to report.

#### **B. 2023 RESERVE STUDY**

The Board unanimously accepted/approved the 2023 reserve study submitted by Barrera and Company, Inc.

#### **C. 2023 BUDGET**

Management reviewed and noted that the 2023 Annual Budget was mailed to the membership on November 22, 2022.

### **MAINTENANCE**

#### **A. LANDSCAPE**

Walkthrough Notes: The walk-through was scheduled for Wednesday, December 14, 2022, at 1:00 PM.

Root Damage (8863 Via Andar): Management informed the Board that the work has been completed.

#### **B. STREETLIGHT**

Management informed the Board that they have 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**

Management updated the Board that we are working to obtain bids for the work that needs to be completed at the property.

#### **D. POOL FURNITURE**

Management informed the Board that the pool furniture has been delivered and installed.

#### **E. TRIP HAZARDS**

Management informed the Board that Precision Concrete Cutting has completed the work.

#### **F. TENNIS COURTS**

Management informed the Board that the netting has been replaced and we are awaiting completion of the post.

### **ADMINISTRATIVE ITEMS**

#### **A. ANNUAL MEETING RESULTS**

Management provided the Board with the Annual Meeting Results sent to membership on November 17, 2022.

**B. ANNUAL RESIDENT REGISTRATION**

Management provided the Board with the Annual Registration Form mailed to Membership on November 30, 2022.

**C. PATIO EXTENSIONS**

Management provided the Board with the Associations legal counsels opinion on the matter.

After reviewing and discussing the Association’s attorney recommendations on patio extension the Board unanimously concluded that no additional patio extensions would be allowed.

**D. NEWSLETTER**

Management and the Board discussed the upcoming Newsletter, and it was decided that there will be no Newsletter for the next month.

**E. REFUSE REMOVAL**

Management informed the board that 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 added information becomes available.

**F. CORRESPONDENCE**

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

**G. ELECTION RULES**

Management informed the Board that the approved Election Rules would be sent to Membership within the next week for the 28-day notice.

**NEW BUSINESS**

There was no new business discussed.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 6:59 PM.

Respectfully Submitted,  
Amy Taylor, Recording Secretary

***APPROVED:***

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Secretary

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Date