

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 14, 2022
COMMUNITY CLUBHOUSE**

AGENDA

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|------------------|---|--|
| 6:00 p.m. | I. REGULAR MEETING
CALL TO ORDER | President |
| 6:01 p.m. | II. ORGANIZATIONAL
APPOINTMENT OF OFFICERS | |
| 6:15 p.m. | III. HOMEOWNER INPUT | Sean DeFreitas,
A. McKibbin & Co. |
| 6:25 p.m. | IV. APPROVAL OF MINUTES | SECTION I |
| | November 9, 2022 – Regular & Executive Session | Secretary |
| 6:30 p.m. | V. FINANCIAL REPORT | SECTION II |
| | November 2022 | Treasurer |
| 6:40 p.m. | VI. MANAGEMENT REPORT | SECTION III |
| | Sean DeFreitas,
A. McKibbin & Co. | |
| | FISCAL ITEMS | |
| | A. Accounts Receivable | |
| | B. 2023 Reserve Study | <i>P. 3-48</i> |
| | C. 2023 Budget | <i>P. 49-51</i> |
| | MAINTAINENCE | |
| | A. Landscape | |
| | B. Streetlight | |
| | C. SB326 Patio Deck Inspections | |
| | D. Pool Furniture | |
| | E. Trip Hazards | |
| | F. Tennis Courts | |
| | ADMINISTRATIVE ITEMS | |
| | A. Annual Meeting Results | <i>P. 52-53</i> |
| | B. Annual Resident Registration | <i>P. 54-55</i> |
| | C. Patio Extensions | |
| | D. Newsletter | <i>P. 56-61</i> |
| | E. Refuse Removal | |
| | F. Correspondence | <i>P. 62-65</i> |
| | G. Election Rules | |
| | EXECUTIVE ITEMS | |
| | A. Hearings | <i>P. 66-75</i> |
| 6:55 p.m. | VII. NEW BUSINESS | |
| 7:15 p.m. | VIII. ADJOURNMENT | |

**NEXT MEETING
JANUARY 11, 2023**