

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 12, 2023
6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT:

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

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.
Betsy McKibbin, A. McKibbin & Co., Inc.
Sue Rotunno, Landscape Chairman
1 Homeowner

CALL TO ORDER

The Regular Meeting was called to order at 6:05 PM by President, Susanne Ball.

HOMEOWNER INPUT

A homeowner briefly stopped in to make sure his information sheet was received.

APPROVAL OF MINUTES

The March 8, 2023, Regular & Executive Meeting Minutes were reviewed and discussed. Susanne Ball made a motion to approve the March 8, 2023, Regular & Executive Meeting Minutes. Pamela Findling seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The March, 2023 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the March, 2023 financial statements and bank reconciliations subject to the annual audit. Cathy Colclasure seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that no action is needed at this time.

B. INVESTMENT RECOMMENDATION

The Association has purchased CDs for 3, 6, 9 and 12 months at \$150,000.00 each.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: Management provided the March 8, 2023 walk thru notes. Sue Rotunno, the Landscape Chairman, gave an overview of the results from the landscape walk-thru this morning.

B. ROOFING

The project was delayed due to the wet weather. The roofer will provide a start date.

C. UTILITY DOORS

Management has met with three additional contractors. We are waiting for proposals and will provide them to the Board when received.

D. POOL

Management is planning to meet with Kevin from SunPower to see if it would be feasible and beneficial to install solar panels at all the pools.

The drainage at pool #3 has been repaired. Cathy Colclasure made a motion to ratify the concrete repair for \$2,000.00 and Pamela Findling seconded the motion. The motion passed unanimously.

E. SB326 PATIO DECK INSPECTIONS

Management has met with DB Construction and Pacific Western to review the site and scope of the work. There are 14 locations that need repairs. Two are total rebuilds and another, 8857 Via Andar, is a special case that was discussed in Executive Session.

ADMINISTRATIVE ITEMS

A. ANNUAL RESIDENT REGISTRATION

As of today, there are four outstanding forms and a vote was taken to fine them \$100.00/each.

B. REFUSE REMOVAL

The Community's waste is now serviced by the City. The City may be implementing an additional composted waste can, which they will provide. Management will keep the Board informed.

C. INSURANCE CLAIM

There was discussion about the insurance claim that has been submitted by 8851 Via Andar. Susanne Ball made a motion to have them file the claim rather than pay it out of the HOA's reserves and Pamela Findling seconded the motion. The motion passed unanimously.

D. HOA INSURANCE

Management provided the letter mailed to the Membership showing the property insurance deductible has increased from \$10,000.00 to \$25,000.00 per occurrence.

E. CORRESPONDENCE

Management provided the correspondence sent out since the last meeting.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:10 PM.

Respectfully Submitted,
Betsy McKibbin, Recording Secretary

APPROVED:

Heidi Meyer, Secretary

Date