

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 8, 2023
6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Pamela Findling, Treasurer

ALSO PRESENT:

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

CALL TO ORDER

The Regular Meeting was called to order at 6:01 PM by President, Susanne Ball.

HOMEOWNER INPUT

Sue Rotunno, the Landscape Chairman, was present.

APPROVAL OF MINUTES

The January 11, 2023, Regular & Executive Meeting Minutes were reviewed and discussed. Heidi Meyer made a motion to approve the January 11, 2023, Regular & Executive Meeting Minutes. Kurt Swanson seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The January, 2023 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Cathy Colclasure made a motion to approve the January, 2023 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 advised the Board that no action is needed at this time.

MAINTENANCE

A. LANDSCAPE

Walkthrough Notes: The walk-through was on Wednesday, February 8, 2023, at 1:00 PM. Sue Rotunno, the Landscape Chairman, gave an overview of the results from the walk-thru.

B. ROOFING

The signed proposal was sent to Leonard Peterson. Notices will be placed before the project begins.

C. UTILITY DOORS

Management met with the contractor and will present his report 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. There are multiple things going on at the pools. The pool by the Clubhouse has a skimmer leak that will be fixed. Management checked the drains after the last big rain and all are working except for the drains in pool #3.

E. STREETLIGHT

Management is happy to report that after numerous requests, the City has finally repaired the streetlight at the end of Via Las Rambles.

F. SB326 PATIO DECK INSPECTIONS

Kurt Swanson made a motion to approve the proposal submitted by MC Consultants to prepare a scope of work that will be utilized as a bid document to solicit proposals from contractors to complete the needed work identified in the SB326 Inspections. Susanne Ball seconded the motion and the motion passed unanimously.

ADMINISTRATIVE ITEMS

A. ANNUAL MEETING PROCEDURES

This discussion was tabled until all Board members are present.

B. ANNUAL RESIDENT REGISTRATION

Management informed the Board that as of 2/3/2023, 77 completed forms have been received.

C. 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.

D. CORRESPONDENCE

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

NEW BUSINESS

Heidi Meyer recommended that the Association take advantage of the interest rates currently being offered.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 6:54 PM.

Respectfully Submitted,
Betsy McKibbin, Recording Secretary

APPROVED:

Secretary

Date