

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 8, 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,

CALL TO ORDER

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

HOMEOWNER INPUT

There was no homeowner input

APPROVAL OF MINUTES

The March 8, 2023, Regular & Executive Meeting Minutes were reviewed and discussed. Heidi Meyer made a motion to approve the February 8, 2023, Regular & Executive Meeting Minutes. Kurt Swanson seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The February, 2023 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Pamela Findling made a motion to approve the February, 2023 financial statements and bank reconciliations subject to the annual audit. Kurt Swanson seconded the motion and the motion passed unanimously.

Kurt Swanson asked if the Morgan Stanley monthly statement can be included in the board packet.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

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

B. INVESTMENT RECOMMENDATION

Heidi Meyer made a motion to ladder \$600,000 in CDs, \$150,000 every 3, 6, 9, 12 months with Pamela Findling giving final approval. Kurt Swanson seconded the motion and the motion passed unanimously.

MAINTENANCE

A. LANDSCAPE

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

Susanne Ball made a motion to approve the \$15,925.00 bid from Western Tree and Kurt Swanson seconded the motion. The motion passed unanimously.

B. ROOFING

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

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.

The drainage at pool #3 has been repaired. The concrete will be repaired next.

E. SB326 PATIO DECK INSPECTIONS

MC Consultant has received the approval to develop the scope of work. They will be meeting with Scott McColl, the Architect, who is most familiar with the project. The Board will be notified if any additional sight visits are needed.

ADMINISTRATIVE ITEMS

A. ANNUAL MEETING PROCEDURES

Heidi Meyer made a motion that when there is an Annual Meeting, no regular Board Meeting will follow and Cathy Colclasure seconded the motion. The motion passed unanimously.

B. ANNUAL RESIDENT REGISTRATION

As of 3/3/23, 112 forms have been received. Management provided a list of the remaining Homeowners who have not complied. If the delinquent forms are not turned in by March 10, the Homeowners will be asked to attend the April meeting.

C. 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.

D. INSURANCE CLAIM

There was discussion about the insurance claim that has been submitted by 8851 Via Andar. Management advised the Board that it would be best for the Association to pay the approximately \$17,000 claim rather than have the insurance company pay it. If the insurance company pays it, insurance rates will likely go up. The Board opted to review the claim which Management will forward to them.

Pamela Findling made a motion to raise the deductible on the policy from \$10,000.00 to \$25,000.00 and Susanne Ball seconded the motion. The motion passed unanimously. Management will check to see if this should be on everything or just water situations.

E. CORRESPONDENCE

Management provided correspondence that has been 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