

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, MAY 10 2023  
6:00 PM  
COMMUNITY CLUBHOUSE**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

Heidi Meyer, Secretary

**ALSO PRESENT:**

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

**CALL TO ORDER**

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

**HOMEOWNER INPUT**

Change the website to reflect the correct hours for the tennis court (we will double check the sign)

**APPROVAL OF MINUTES**

The April 12, 2023, Regular & Executive Meeting Minutes were reviewed and discussed. Kurt Swanson made a motion to approve the April 12, 2023, Regular & Executive Meeting Minutes. Cathy Colclasure seconded the motion and the motion passed unanimously.

**FINANCIAL REPORT**

The April, 2023 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Susanne Ball made a motion to approve the April, 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**

Pamela Findling made a motion to send a pay or lien and lien letter to 10040 and Kurt Swanson seconded the motion. The motion passed unanimously.

**B. INVESTMENT RECOMMENDATION**

Kurt Swanson made a motion to invest \$600,000 in CDs at Morgan Stanley for 3, 6, 9, and 12 months at \$150,000 each. This will leave over \$125,000 liquid at US Bank and over \$10,000 liquid at Morgan Stanley.

**MAINTENANCE**

**A. LANDSCAPE**

Walkthrough Notes: Management provided the April 12, 2023 walk thru notes. There was a walk thru this morning as well.

Susanne Ball made a motion to approve \$703.00 in plantings and Kurt Swanson seconded the motion. The motion passed unanimously.

**B. ROOFING**

Leonard Peterson has started the roof maintenance project. It is expected to be completed at the end of next week.

**C. UTILITY DOORS**

Management has met with three contractors. We have received a generic proposal from Spooner's Woodworks Inc. and are waiting for proposals from the other two.

**D. FRONT DOORS**

Management is obtaining proposals to oil/stain/replace all the front doors throughout the property.

**E. POOL**

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

Due to rainy weather the concrete work at the pool has been delayed and is scheduled for May 10-11.

**F. SB326 PATIO DECK INSPECTIONS**

Management has met with DB Construction and Pacific Western to review the site and scope of the work. Proposals are pending. A proposal has already been received from DB Construction & Consulting.

**Discussion Topic:** 8857 Via Andar Deck Extension

**ADMINISTRATIVE ITEMS**

**A. ANNUAL RESIDENT REGISTRATION**

There are two forms that are outstanding: 4415 and 4420 Via Amable. They have been sent certified letters. If they fail to respond they will be called to a hearing.

**B. REFUSE REMOVAL**

The Community's waste is now 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 new information becomes available.

**C. INSURANCE CLAIM**

Management discussed the 8851 Via Andar insurance claim. Once the payment has been issued, a letter will be sent to the owner with the check as discussed.

**D. HOA INSURANCE**

Management is working with the Association's attorney to amend the insurance section of the CC&Rs to a bare walls policy only. This will be mailed to the membership for a vote shortly.

**E. CORRESPONDENCE**

Management provided the correspondence sent out since the last meeting.

**NEW BUSINESS**

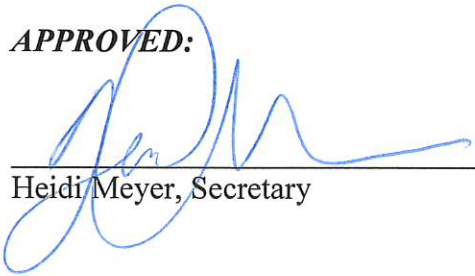
There was no new business to discuss.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 6:15 PM.

Respectfully Submitted,  
Betsy McKibbin, Recording Secretary

***APPROVED:***



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Heidi Meyer, Secretary

6/14/23

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Date